

# TO LET

## HIGH QUALITY 1<sup>ST</sup> FLOOR OFFICE SUITE

**850 SQ FT / 79 SQ M**



**106 Micklegate  
York  
YO1 6JY**

- Within the heart of the vibrant Micklegate cluster of retail, commercial and residential properties
- 5 minutes walk from York Rail Station
- Street car & cycle parking
- Potential for 100% Small Business Rates Relief

## LOCATION

The premises are located off Micklegate which connects the York inner city ring road at Micklegate Bar with the prime retail area of the city beyond Ouse Bridge. Please see attached location plan.

## DESCRIPTION

From the impressive ground floor entrance the available offices are located at 1<sup>st</sup> floor level and comprise an open plan layout with good natural lighting and a modern appearance. Male/Female & a small kitchen area are located adjacent to the office off the common stair well.

## ACCOMMODATION

1<sup>st</sup> Floor – 850 sq ft/79 sq m

## TERMS

The offices are available by way of a new full repairing and insuring lease for a term of years to be agreed at an initial rent of £17,000 per annum exclusive.

## SERVICE CHARGE

A service charge will be levied by the landlord for the benefit of maintaining and repairing the common parts of the building.

## RATES

The premises have a rateable value of £12,000

## EPC

C64 Rating – A copy of the assessment is available upon request.

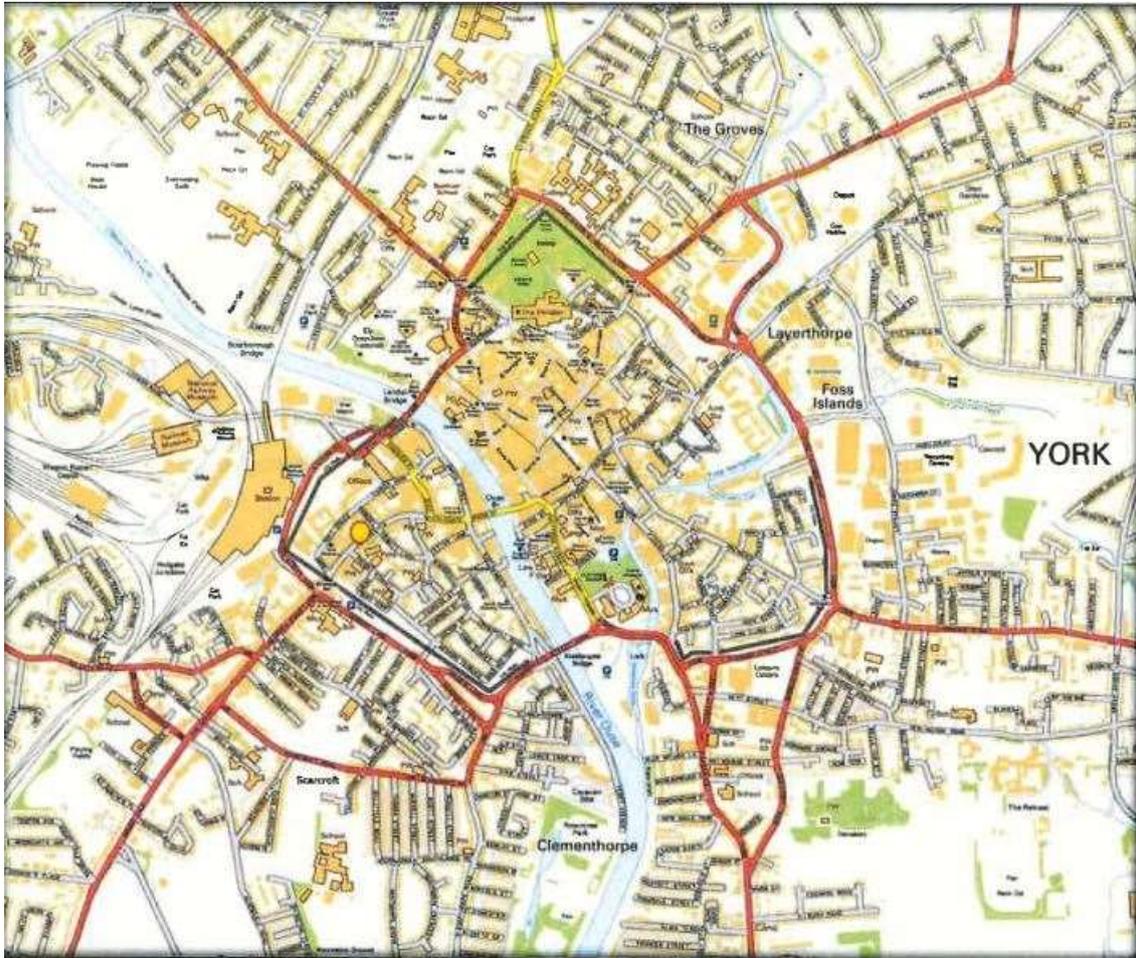
## FURTHER INFORMATION & ACCESS ARRANGEMETS

**CARTER TOWLER**  
**01904 217 941**

Miles Lawrence  
[mileslawrence@cartertowler.co.uk](mailto:mileslawrence@cartertowler.co.uk)  
07711 868 336







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