

MONKGATE OFFICES

35 Monkgate, York, YO31 7WE

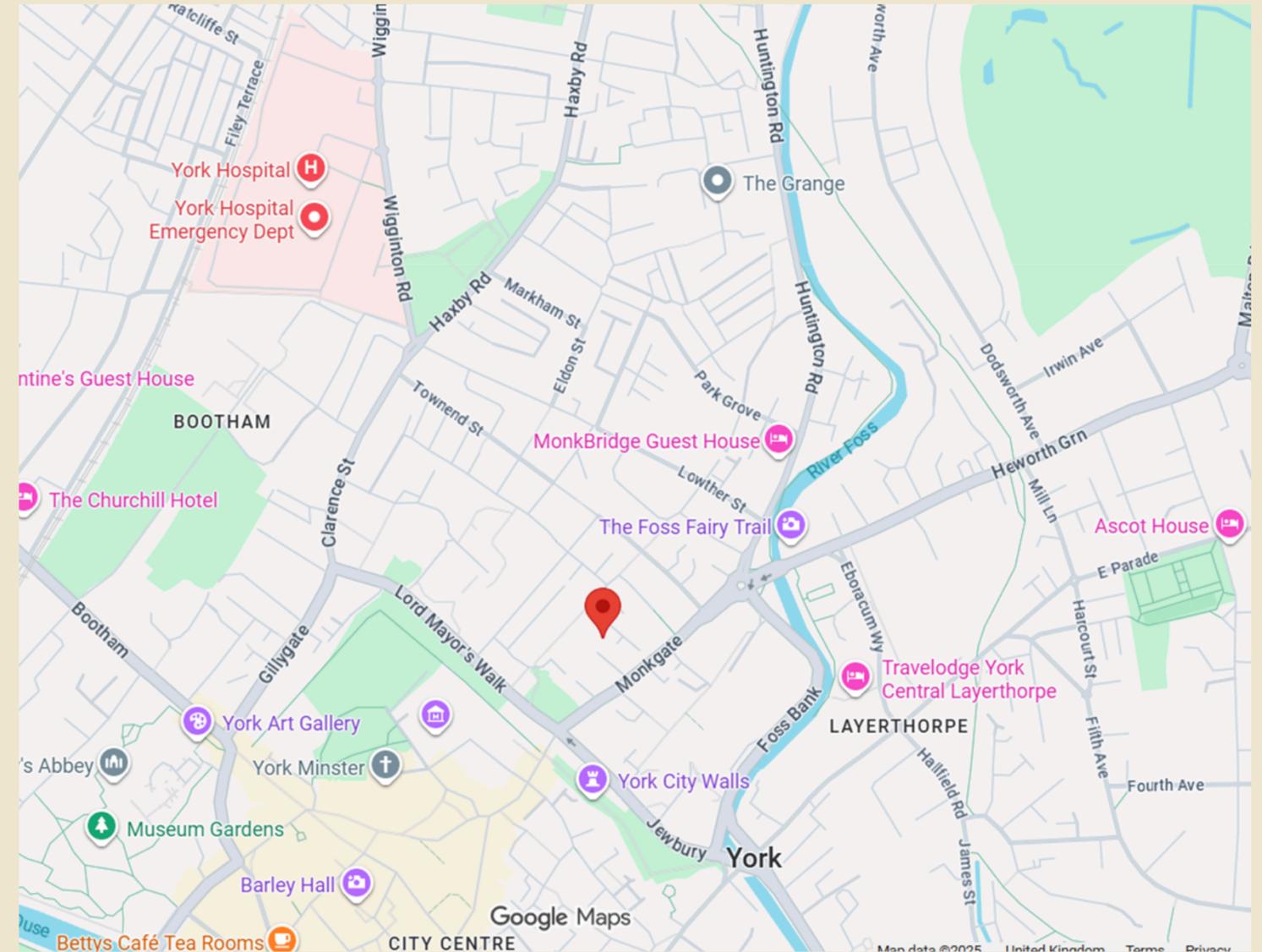
TO LET



YOUR PROPERTY PARTNER OF CHOICE

To Let Self-Contained Medical / Professional Premises / offices available in a desirable central York location

- Fully self-contained first-floor accommodation
- Suitable for medical, clinical, therapy, wellbeing, office or professional uses
- 3 allocated car parking spaces
- Strong connectivity and public parking options nearby
- Located in a recognised medical and professional setting
- Modern newly installed lift to the first floor accommodation
- Excellent city centre access
- [///after.rises.eagle](http://after.rises.eagle)



TO LET
Use Class (E)



PROPERTY OVERVIEW

DESCRIPTION

35 Monkgate is now available for lease, offering a rare chance to secure a fully self-contained first-floor accommodation in one of York's most established medical and professional areas. Previously home to the NHS, it features well-designed space ideal for a variety of clinical, healthcare, wellbeing, or professional service uses (subject to planning if needed). The building can easily accommodate anything from consulting and treatment rooms to administrative or office functions. The existing NHS fit-out makes it perfect for tenants who need to move in and get started right away. It has its own dedicated access, with both a passenger lift and stairs from the ground floor reception. While parking is limited, up to three allocated spaces are available being a real bonus in this part of the city.

LOCATION

The premises are in a prime spot on Monkgate, just a short stroll from York city centre and well served by public transport. The area has long been a hub for healthcare and professional services, offering great synergy for those wanting to be close to related providers. It's near York Hospital and several established medical practices, with the city centre only about a 5–10 minute walk away. With steady foot traffic, excellent transport links, and a professional tenant mix, it's an appealing base for organisations in healthcare or community-focused services.

SUMMARY

Available Size	190.22 sq. m. / 2,047.52 sq. ft.
Rent	£20,132 per annum Plus Service Charges
Business Rates	Upon Enquiry
Total Service Charge	Upon Enquiry Excluding Business Rates
Car Parking	Car Parking Available
EPC Rating	C

ACCOMMODATION

The accommodation comprises the following areas

Name	sq ft	sq m	Availability
First Floor	2,047.52	190.22	Available
Total	2,047.52	190.22	





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Viewing & Further Information



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