

MONKGATE GROUND FLOOR OFFICES

35 Monkgate, York, YO31 7WE

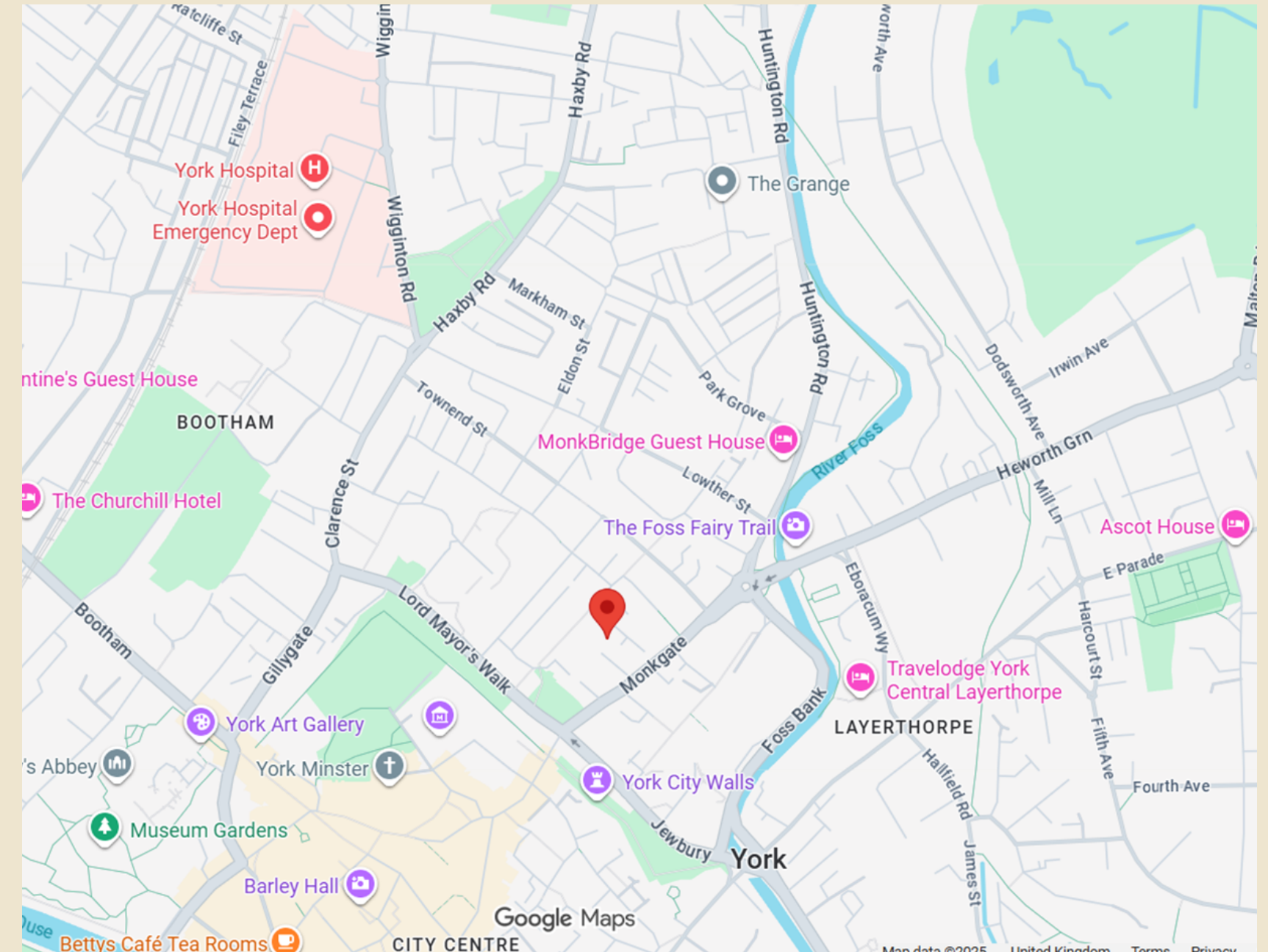
TO LET



YOUR PROPERTY PARTNER OF CHOICE

To Let Ground-Floor Dedicated Medical / Professional Premises / offices available in a desirable central York location

- Dedicated ground-floor accommodation
- Suitable for medical, clinical, therapy, wellbeing, office or professional uses
- Strong connectivity and public parking options nearby
- Located in a recognised medical and professional setting
- Excellent city centre access
- [///arrow.cook.brand](http://arrow.cook.brand)



TO LET
Use Class (E)



PROPERTY OVERVIEW

DESCRIPTION

35 Monkgate is now available for lease, offering a rare opportunity to secure a dedicated ground floor suite in one of York's most established medical and professional areas. occupied by NHS, the accommodation is well suited to a range of clinical, healthcare, wellbeing or professional service uses (subject to planning if needed). The suite provides a practical and flexible layout including consultancy, treatment or office space, together with ancillary storage. The building forms part of a well-established healthcare building and benefits from access to shared communal facilities, whilst retaining a clearly defined and secure occupational area. The suite also has the potential to operate with its own separate entrance and benefits from secure coded door entry.

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	NRA 111.80 sq.m./ NIA 98.72 sq. m.
Rent	POA
Business Rates	Upon Enquiry
Service Charge	Upon Enquiry Excluding Business Rates
Car Parking	TBC
EPC Rating	C

ACCOMMODATION

The accommodation comprises the following areas

Name	NRA (sq.m)	NIA (Sq.m)	Availability
Ground Floor	111.80	98.72	Available
Total	111.80	98.72	



MONKGATE OFFICES

Viewing & Further Information



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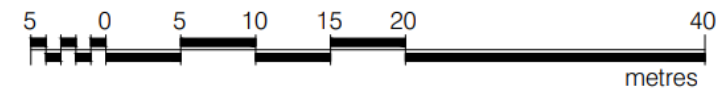
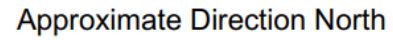
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View Properties [Here](#)





- | | |
|---|---|
|  | 01110 HARROGATE AND DISTRICT NHS FOUNDATION TRUST |
|  | 01120 YORK MEDICAL GROUP |
|  | 01130 YORK TEACHING HOSPITAL NHS FOUNDATION TRUST |
|  | 01150 NHSPS Vacant Liability |
|  | 01140 NHSPS Shared Area |
|  | 01160 NHSPS Common Parts |
|  | 01170 NHSPS Retained Area |

NIA	107.86 m ²
NIA	446.42 m ²
NIA	494.71 m ²
NIA	230.20 m ²
NIA	99.66 m ²
GIA	39.48 m ²
GIA	11.48 m ²

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ALL MEASUREMENTS ARE TO BE VERIFIED ON SITE.



Scale 1:2500

Building Outline

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NOTES:

[illegible]

17/04/2025	AMENDMENTS	R02
Date	Comments	Rev.



Site Address

MONKGATE HEALTH CENTRE
31-35 MONKGATE
YORK
YO31 7WA

Description

OCCUPANCY FLOOR PLAN

Horizon Ref:	10006110
Site Name:	MONKGATE HEALTH CENTRE
Supplier:	GLEEDS
Floor/Level:	GROUND FLOOR
Scale:	1:500@A3
Date:	11/10/2024
Filename:	10006110 GL VEP GF FP R02

10006110
Ground Floor*
GEA 1667.84m²
GIA 1543.46m²
NIA 1379.59m²
*Whole floor areas, not the sum of parts listed above