

# TO LET

## GROUND & FIRST FLOOR COMMERCIAL SPACE

**3,328 - 6,655 SQ FT**



**UNIT 3 ARABESQUE HOUSE  
MONKS CROSS DRIVE  
YORK  
YO32 9GW**

## LOCATION

Arabesque is situated at Monks Cross North, approximately 2 miles north east of York City Centre adjacent to Monks Cross Shopping Park.

Nearby occupiers include a variety of Office, Retail and Leisure occupiers including Sainsburys, M&S, Starbucks, McDonalds, Taco Bell, Pizza Hut, Cooplands, Greggs and Costa Coffee to name a few.

## DESCRIPTION

The unit provides a self-contained former gym but would suit a variety of Retail, Office, Leisure or alternative uses (STP). The property benefits from 40 designated car parking spaces.

## SIZE

The property provides the following Net Internal Areas and each floor could be leased in isolation if required:-

Ground Floor -	3,375 sq ft
First Floor -	<u>3,375 sq ft</u>
<b>Total -</b>	<b>6,760 sq ft</b>

## RENT

The unit is available at a rent of £12 per sq ft (81,120 per annum exclusive).

## SERVICE CHARGE

There is a service charge payable of £16,286.23 per annum.

## LEASE TERMS

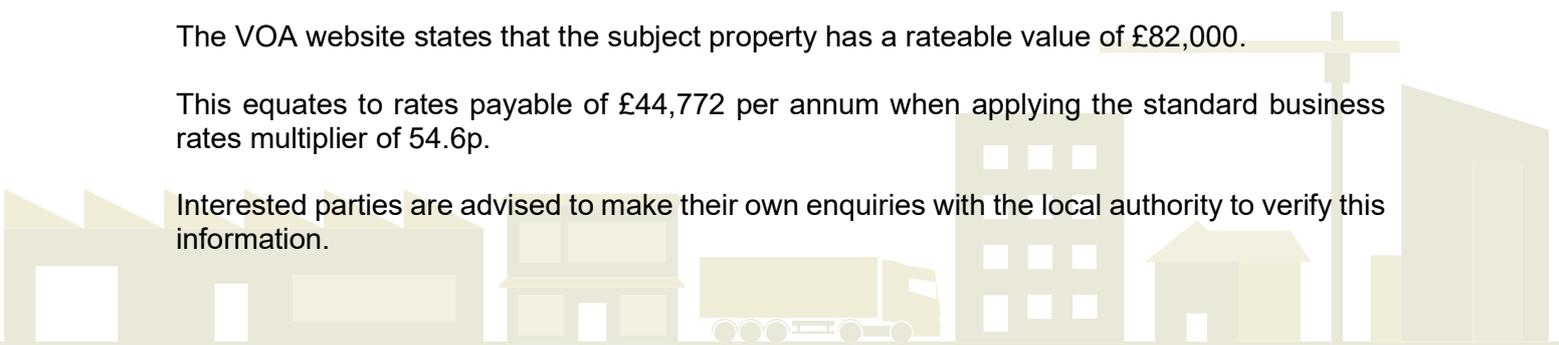
The property is available on a new effective full repairing and insuring lease.

## BUSINESS RATES

The VOA website states that the subject property has a rateable value of £82,000.

This equates to rates payable of £44,772 per annum when applying the standard business rates multiplier of 54.6p.

Interested parties are advised to make their own enquiries with the local authority to verify this information.



## EPC

The property is 'B' rated. A copy of the EPC is available upon request.

## VAT

If applicable VAT will be charged at the standard rate.

## LEGAL COSTS

Each party are responsible for their own legal costs incurred as a result of any transaction.

## FURTHER INFORMATION / VIEWING

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