



35 Monkgate, York, YO31 7WE

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

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

Summary

Available Size	2,047.52 sq ft
Rent	£20,132 per annum Plus Service Charges
Business Rates	Upon Enquiry
Service Charge	Upon Enquiry Excluding Business Rates
VAT	To be confirmed
Legal Fees	Ingoing tenant is liable for both parties legal costs
EPC Rating	E

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.

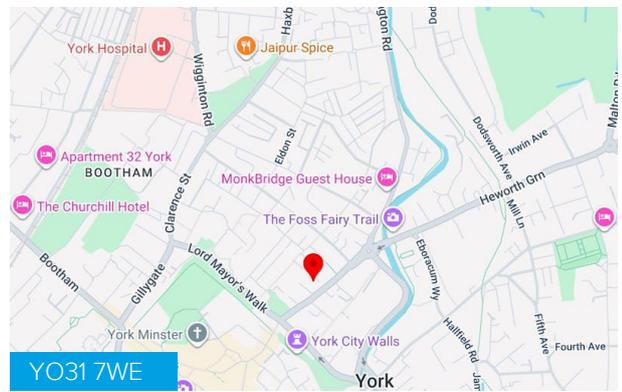
Location

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.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st - First Floor Offices	2,047.51	190.22	Available
Total	2,047.51	190.22	



Viewing & Further Information



Julie Anderson

01609 797 330 | 07968 799 734

julie.anderson@alignpropertypartners.co.uk



Daniel Clinch

01609 797 330 | 07947990224

daniel.clinch@alignpropertypartners.co.uk

View Properties Here
www.alignpropertypartners.co.uk



MONKGATE OFFICES

35 Monkgate, York, YO31 7WE

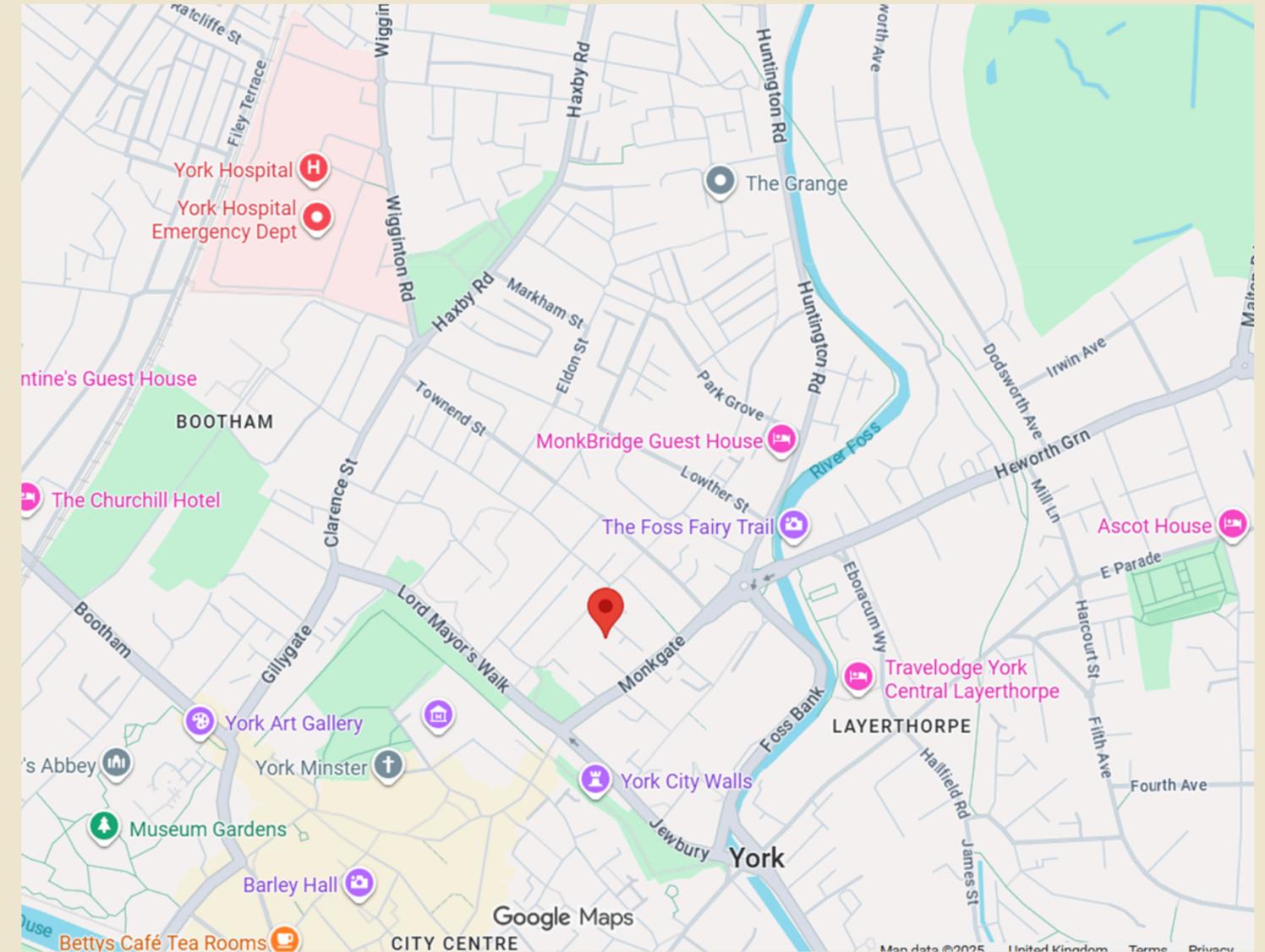
TO LET



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
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TO LET

Use Class (E)



PROPERTY OVERVIEW

DESCRIPTION

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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	





MONKGATE OFFICES

Viewing & Further Information



Daniel Clinch
07947 990224
daniel.clinch@alignpropertypartners.co.uk



Julie Anderson
07968 799 734
julie.anderson@alignpropertypartners.co.uk

View Properties [Here](#)



Energy performance certificate (EPC)

Monkgate Health Centre 31-35 Monkgate YORK YO31 7WE	Energy rating C	Valid until: 30 March 2026
		Certificate number: 9793-3027-0764-0400-0371

Property type C2 Residential Institutions - Hospitals and Care Homes

Total floor area 2,154 square metres

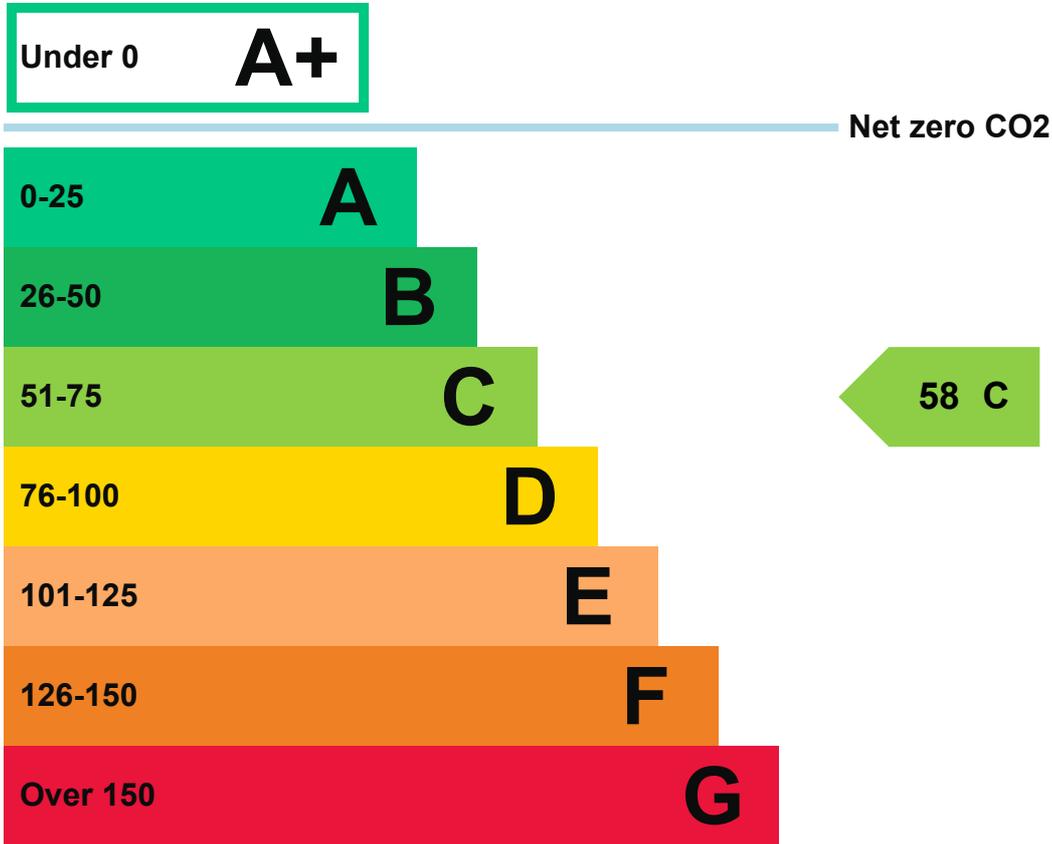
Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property’s carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

21 A

If typical of the existing stock

63 C

Breakdown of this property’s energy performance

Main heating fuel

Natural Gas

Building environment

Heating and Natural Ventilation

Assessment level	3
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Building emission rate (kgCO₂/m² per year)	76.48
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Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0070-0446-9749-3277-3002\)](/energy-certificate/0070-0446-9749-3277-3002).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Nick Brown
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Telephone	0844 32 70 365
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Email	epc@compliance365.co.uk
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Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Quidos Limited
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Assessor's ID	QUID300711
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Telephone	01225 667 570
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Email	info@quidos.co.uk
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About this assessment

Employer	Compliance365
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Employer address	6 Mariner Court Calder Park
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Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	30 March 2016
Date of certificate	31 March 2016

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.



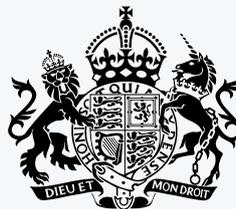
[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/KX25htGMX5\)](https://forms.office.com/e/KX25htGMX5)

[Service performance \(/service-performance\)](#)

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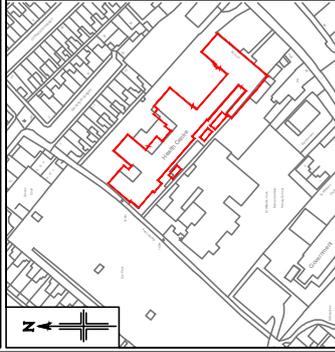
Approximate Direction North

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

- NIA 107.86 m²
- NIA 446.42 m²
- NIA 494.71 m²
- NIA 230.20 m²
- NIA 98.66 m²
- GIA 39.48 m²
- GIA 11.48 m²

OCCUPANCY PLAN

This Drawing/ Specification is the property of NHS Property Services, and may not be reproduced or disclosed to a third party in any form without the written permission of NHS Property Services.
ALL MEASUREMENTS ARE TO BE VERIFIED ON SITE.



Location Plan

Scale 1:2500
Building Outline

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NOTES:

Date	Comments	Rev.
17/04/2025	AMENDMENTS	R02



Property Services

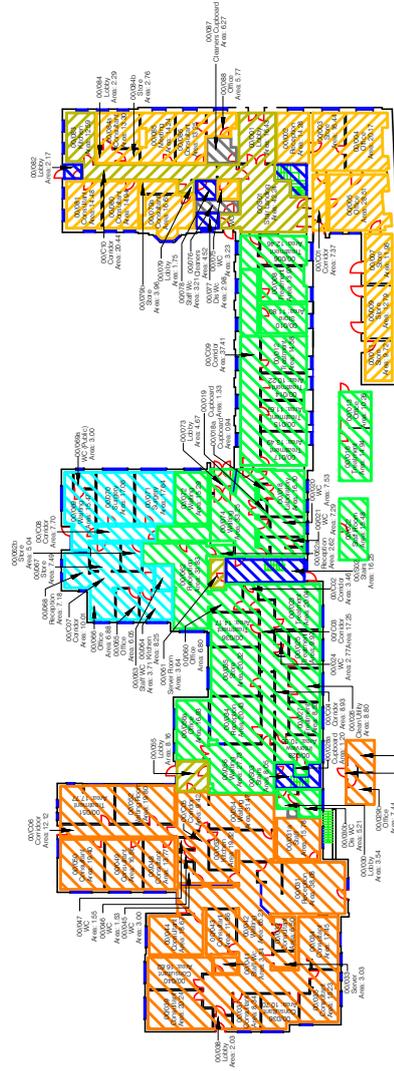
Site Address

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*
GIA 1567.84m²
GIA 1548.46m²
GIA 1548.46m²
*Whole floor areas, not the sum of parts listed above

