



Windsor House

York North Industrial Estate, York, YO61 1ET

SELF CONTAINED OFFICE BUILDING SUITABLE FOR VARIETY USES

3,175 sq ft
(294.97 sq m)

- Suitable for a variety of uses
*STP
- Two-storey self-contained office premises
- Generous onsite parking
- Kitchenette and WC facilities
- Available for immediate occupation

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Summary

Available Size	3,175 sq ft
Rent	Rent on application
Rateable Value	£18,250
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	E (110)

Description

Windsor House offers a self contained office building over ground and first floor. The accommodation comprises several rooms, offering a flexible layout that can be adapted to suit different business needs. The space benefits from good natural light via multiple windows, with fitted carpets throughout and suspended ceilings incorporating modern lighting. The property also includes perimeter trunking, along with gas central heating via wall-mounted radiators, WC facilities and a kitchenette. Externally there is a generous amount of onsite parking.

The layout and specification would suit a range of occupiers, including office-based businesses, or alternative uses subject to planning.

Location

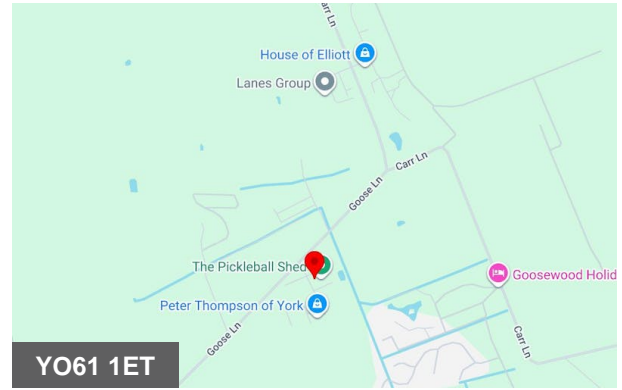
York North is a premier, established multi-let business park in a prime location, as well as Windsor House the estate offers starter units, detached single units, design and build opportunities, and self-storage solutions. The nearby Clifton Moor Retail Park provides a range of amenities. Conveniently, York Outer Ring Road is less than 5 miles away (an 8 minute drive), and the City Centre is only 8 miles to the south, enhancing the park's appeal to businesses.

Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

Viewings

By appointment only, please contact the agent direct.



Viewing & Further Information



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