



Suite 3A

20 George Hudson Street, York, YO1 6WR

High Quality Offices

2,325 sq ft
(216 sq m)

- Contemporary offices with comfort cooling & heating
- High quality entrance, common parts & toilets
- On-site car parking separately available
- Fitted kitchenette, staff area and showers

Suite 3A, 20 George Hudson Street, York, YO1 6WR

Summary

Available Size	2,325 sq ft
Rent	£46,500 per annum
Business Rates	Upon Enquiry
VAT	All prices quoted are exclusive of VAT.
Legal Fees	Each party will be responsible for their own legal costs incurred in this transaction.
EPC Rating	C (61)

Description

A high quality office suite situated on the third floor of this attractive Grade II Listed Building which provides largely open-plan accommodation retaining many of the building's original finishes such as exposed brick walls and steelwork, complemented by modern toilets and kitchen facilities, exposed comfort cooling / heating system and an 8-person passenger lift. Located to the rear of the property is a controlled parking area accessed from North Street, including a secure cycle shelter.

Location

This is an established office location within York's historic City Walls affording convenient access to both the main shopping area and railway station; the Tanner Row multi-storey car park is directly opposite, and buses serving Park & Ride sites, the City centre & surrounding areas are available close by in Rougier Street.

Major employers nearby include Aviva, Historic England, Northern Rail, Network Rail, Grand Central Rail and The City of York Council; a range of hotels such as The Grand Hotel & Spa, Hampton by Hilton, Radisson, Principal, Travelodge and Malmaison are also nearby.

Terms

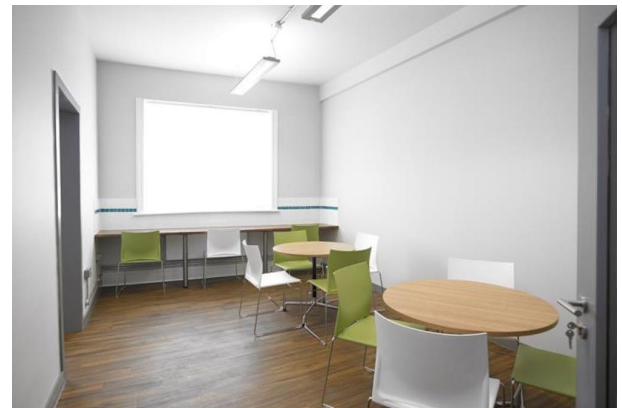
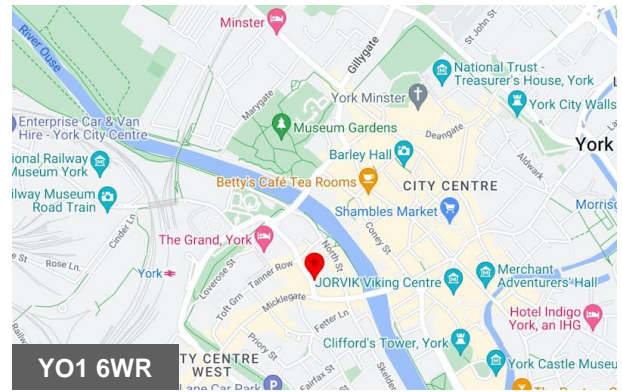
This third floor office suite is available on a new effectively FRI lease (via service charge) for a term by agreement with periodic rent reviews.

Rent

£46,500 per annum, exclusive of business rates, service charge & VAT.

Car Parking

On-site car parking is available by separate arrangement at a charge of £1,250 per annum per space exclusive of business rates and VAT.



Viewing & Further Information



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