



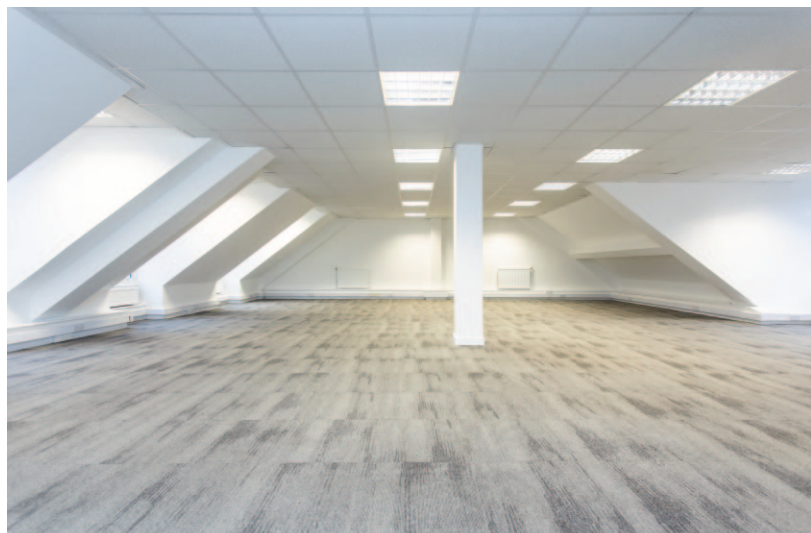
**TO LET** Good Quality Office Suite

**10 TOFT GREEN**

**YORK YO1 6JT**

**1,700 sq ft / 157.93 sq m**

● 3 on site car spaces ● Adjacent to York Rail Station



## LOCATION

Toft Green is an established office location, with principal adjacent occupiers being Network Rail, City of York Council HQ and English Heritage. The opposite Hudson Quarter will be delivering further Grade A office accommodation in 2021. The Hampton by Hilton and Cedar Court Grand Hotel & Spa are also on the doorstep.

## DESCRIPTION

The available accommodation comprises a good quality self contained 3rd floor office suite with integrated male/female WC and kitchen facilities. Heating is by a gas fired central heating system.

## ACCOMMODATION

The accommodation provides the following net internal area:  
**1,700 sq ft (157.93 sq m)**

Interested parties must however satisfy themselves as to the floor areas of the subject accommodation.

## PARKING

The office comes with the exclusive use of 3 on site car spaces.

## LEASE TERMS

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

## RENT

£29,000 per annum exclusive.

## SERVICE CHARGE

A service charge will be levied by the Landlord for the benefit of the services provided to maintain and repair the common parts of the building.

## BUSINESS RATES

Rateable Value £13,750

## VAT

The building has been registered for VAT.

## LEGAL COSTS

Each party will be liable for their own legal costs in the transaction.

## ENERGY PERFORMANCE CERTIFICATE

Available upon request.



## FURTHER INFORMATION/ VIEWING

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