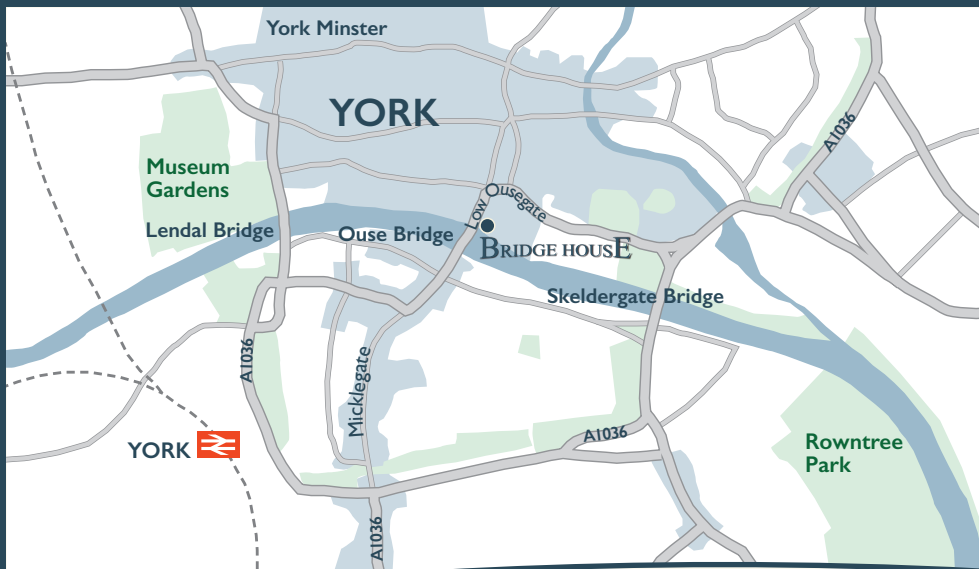




BRIDGE HOUSE



1A LOW OUSEGATE, YORK YO1 9QU  
HIGH QUALITY SELF CONTAINED OFFICES 2,817 SQ FT / 262 SQ M  
WITH PRIVATE ON SITE PARKING & BASEMENT STORAGE



## Location

Bridge house is located within the heart of York City centre at the junction of Low Ousegate with Kings Staithes overlooking the river Ouse at Ouse Bridge.

The York Rail station is within a short walk and the cities prime pedestrian retail area and leisure destinations are on the doorstep.

## Description

Bridge house comprises a substantially renovated grade II listed wharf building providing a ground floor restaurant & bar with 2 floors of self contained offices above. From the dedicated entrance off Low Ousegate a large central reception area and waiting area sits within a magnificent central open lightwell connecting both floors. The first floor has 2 large interconnecting offices and a further single private office. Stairs off the central core lead to the second floor which again has a combination of offices and a large boardroom/meeting room together with a substantial kitchen and staff breakout area. Both floors are to be further up-graded to include new decoration and new LED lighting throughout. Male & Female WC facilities are located on both floors. Heating is via a central heating system.

From the ground floor entrance access is provided to a lower level cycle storage area which intern provided access via a covered walkway to a dedicated private parking level, accessed via car from Kings Street.

## Terms

The offices are available by way of a new lease for a term of years to be agreed at an initial rent of £45,000 per annum exclusive.

## Rates

The office have a current rateable value of £27,250

## EPC

To follow

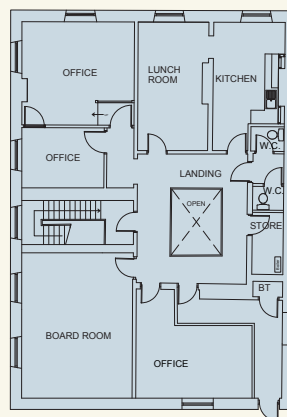
## Service Charge

A service charge will be levied for general maintenance of the common parts of the building.

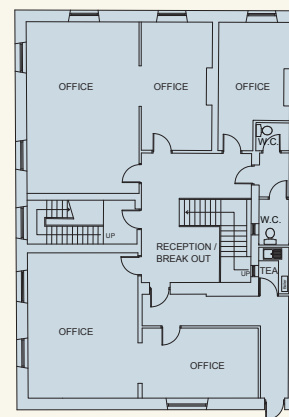
## Accommodation

FLOOR	SQ M	SQ FT
SECOND	119.9	1,290.6
FIRST	141.9	1,527.4
BASEMENT	21.7	233.5
<b>TOTAL</b>	<b>262</b>	<b>2,817</b>

### SECOND FLOOR



### FIRST FLOOR



### BASEMENT & CAR PARK



## Further Information

Please contact the sole agent:



## Miles Lawrence

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Fishergate, York YO10 4UA

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