



**OFFICE WITH PARKING SPACE  
SUITE 1D HUNTER HOUSE  
57 GOODRAMGATE  
YORK  
YO1 7FX**

The Office



Main Entrance Door



Lift Area



Entrance Lobby

A City Centre suite of approximately 765 sq.ft. (71 sq.m.) comprising reception and main open plan office (a partitioned area exists to this L-shaped room). The suite has heating, the cost of which is included in the service charge. **One parking space** is included within the lease. Whilst the suite is situated on the first floor, Hunter House has a passenger lift and benefits from attractive common parts. The building is ideal for those needing to have a City Centre location and access to public car parking facilities off Lord Mayor's Walk and Foss Bank.

**OFFICES TO LET**  
**RENT INC. PARKING SPACE - £9,180 P.A. (EXCL.)**



## ACCOMMODATION

Entrance/Reception:	60 sq.ft.	(5.5 sq.m.)
Office:	705 sq.ft.	(65.5 sq.m.)
Parking:	One allocated parking space	

## RATES

Rateable Value:	£6,600	(2005 Valuation List)
General Rates:	£3,201	(2009/2010)

This information results from verbal enquiries of City of York Council (Business Rates Section) on 01904 551140. Enquiries regarding small business rate relief can be made to the Council.

## LEASE DETAILS

A new underlease for a period of up to December 2012 (if required) is available. The lease will be, by mutual agreement, outside the security of tenure provisions of The Landlord and Tenant Act 1954.

## SERVICE CHARGE/INSURANCE

In addition to rent a service charge is payable to cover external repairs, general internal repairs/maintenance (common areas), provision of heating to the office and common parts, lighting and cleaning of common parts, refuse disposal, plants, management fees. Current year's (1/10 - 30/9) service charge to include heating is understood to be £4,971.20 In addition a proportionate part of the annual (1/1 - 31/12) insurance premium is re-charged to the occupier, currently £58.05. These sums will be checked prior to any party expressing serious interest.

## VIEWING

Strictly by appointment with the Letting Agents - Tel: 01904 679733

### IMPORTANT NOTICE

These particulars which were prepared on 16<sup>th</sup> February 2009 are provided subject to the following terms:- 1.They are for general guidance only and do not constitute the whole or any part of an offer or contract. No employee of Alan Black and Co has any authority to make or give any representation or warranty or enter into any contract in relation to the property. 2. Dimensions are approximate only and descriptions are given without responsibility on the part of Alan Black and Co or the vendors or lessors. Reference to plant, machinery, services, etc., does not constitute a representation of the condition, or that it is capable of fulfilling its intended function. 3.All references to prices, rent, etc., exclude VAT which may apply and any offer made will be assumed to be VAT exclusive unless stated otherwise. 4.Certain aspects such as dimensions, rating assessments, occupancy of the subject or adjoining property, etc., may from time to time change. Information contained has been collated as a result of verbal inquiries only. Personal inspection and enquiry including the taking of independent advice is imperative before a contract is entered into. 5.The current availability of this property should be checked particularly if a party is travelling some distance to view.