



**ALPHA 5
MONKS CROSS
HUNTINGTON
YORK**

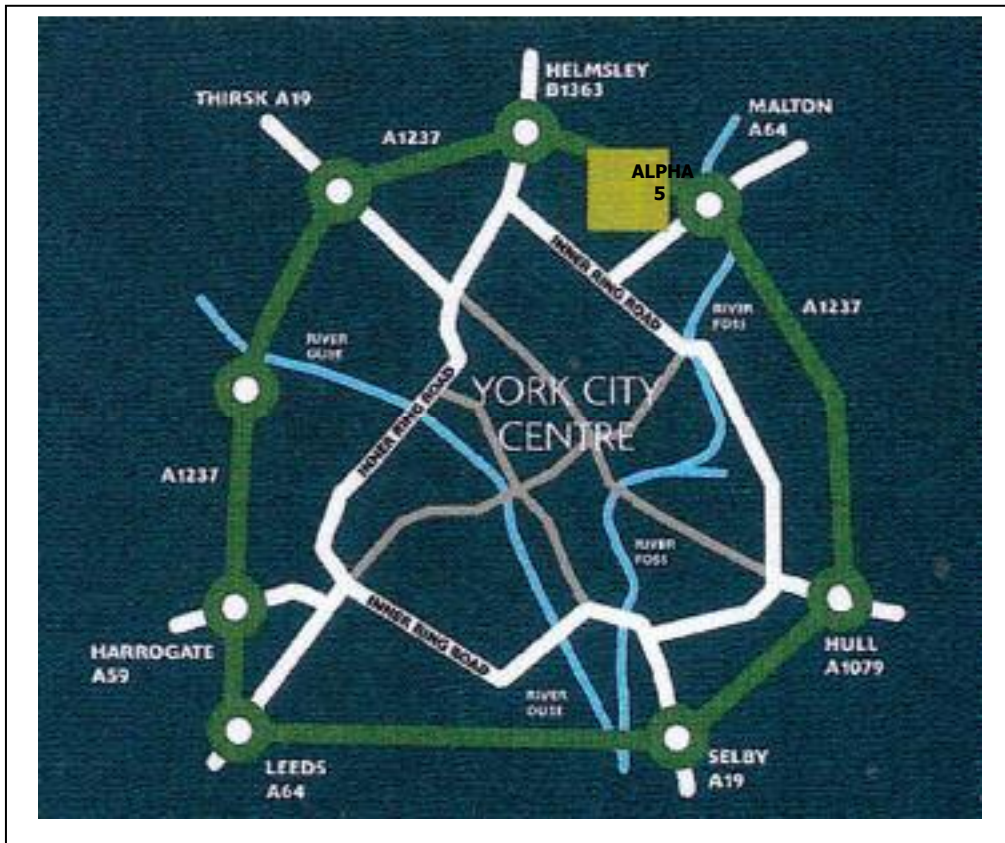
An impressive 7,202 sq.ft. (669.06 sq.m.) office building which should satisfy the demands of the modern office occupier. Specification includes impressive entrance, raised floors, computer friendly lighting, passenger lift, comfort cooling, carpeting, shower facility etc. Externally the impressively landscaped scheme of which the subject property forms part has a security barrier entrance to the car parking where 22 parking spaces are allocated for the occupier's use. To let as a whole or floor by floor.

**GROUND FLOOR 3,558 SQ.FT.
FIRST FLOOR 3,644 SQ.FT.
TOTAL: 7,202 SQ.FT.**

**RENTAL QUOTATIONS
ON REQUEST
- SUBJECT TO STATUS**

LOCATION

The Alpha office scheme has been favoured by organisations such as York Housing Association, Family Fund Trust, Trustmarque, Girl Guiding, Barratt etc. The adjoining retail park and the accessibility of the location are attractive for staff and visitors alike.



THE DEVELOPMENT



ACCOMMODATION



GROUND FLOOR
3,558 SQ.FT./330.58 SQ.M.



FIRST FLOOR
3,644 SQ.FT./338.53



ENTRANCE FOYER

BUSINESS RATES

Enquiries made to City of York Council revealed the following assessment:

Rateable Value:	£93,500
Rates Payable:	£45,347.50

This information can be confirmed by contacting City of York Council on 01904 551140.

VIEWING

Strictly by appointment with the Letting Agents Tel: 01904 679733. Prior to an inspection, interested parties may wish to consider (a) their ability to meet a Landlord's standard requirement for references (further details available on request) and (b) whether the proposed use is acceptable to the Landlord and/or whether it requires Local Authority approval for a change of use. A copy of our leaflet 'Application for a Lease of Commercial Property' is available from our office on request.

LEASE TERMS

Rental quotations can be provided when occupier requirements are known in terms of the whole or part, the length of lease required etc. The lease will be in a standard institutional full repairing and insuring format with a service charge to cover estate maintenance etc.

IMPORTANT NOTICE

These particulars which were prepared on 2 April 2008 and amended 9th March 2009 (rate increase) 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 Blacks 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 Blacks 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.