



**FIRST FLOOR OFFICES
28A SWINEGATE
YORK**

Comfort cooled office space of 1,532 sq.ft. (142.32 sq.m.) at first floor level within York's City Centre. Swinegate, Back Swinegate and Little Stonegate are a popular office location for numerous organisations. The rail station will be regarded by most as still within a good walking distance as will long stay car parks in St. George's Field, St. John Street and Marygate. Such close proximity to the retail core is always an attraction to staff. The space is currently partitioned to provide a general office with two meeting rooms, kitchenette and store and a larger meeting room at the rear.

OFFICES TO LET
1,532 SQ.FT. (142.32 SQ.M.)

RENT:
£18,384 P.A. (EXCL.)



ACCOMMODATION

Net internal area: 1,532 sq.ft. (142.32 sq.m.)

The current partitioning provides a general office area, two meeting rooms, a store and kitchenette. A meeting room (with cupboard housing a server) is situated to the rear.

BUSINESS RATES

Enquiries with City of York Council reveal the following information:

| | | |
|-----------------|---------|-----------------------|
| Rateable Value: | £12,500 | (2005 Valuation List) |
| General Rates: | £5,775 | (2008/2009) |

The above information can be verified by contacting City of York Council on 01904 551140 (Business Rate Section).

LEASE DETAILS

The property is to let on a new lease. The tenant is responsible for internal repair and decoration together with a service charge which covers maintenance of common parts, the external fabric of the building of which the premises form part and annual building insurance. Minimum term 3 years. Each party will be responsible for its own legal costs.

JOINT LETTING AGENTS

Brackenridge Hanson Tate, 51a St. Pauls Street, Leeds. LS1 2TE (W R Hanson Esq.)
Tel: 0113 244 9020

VIEWING

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

IMPORTANT NOTICE

These particulars which were prepared on 27th October 2008 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.