



**£7.50/sq.ft.
INCLUDING
PARKING !**

**LOW COST OFFICE ACCOMMODATION
11 MELROSE'S YARD
WALMGATE
YORK**

Previously occupied by a major legal practice, 3 floors of office accommodation currently providing a combination of open plan working and individual offices. With removal of existing or the addition of further partitioning individual requirements must be capable of being accommodation in this building. The building is currently heated with an air conditioned server room on ground floor. Tandem car parking could allow parking by 6 vehicles on site.

**4,670 sq.ft. (433.84 sq.m.)
OFFICES TO LET**

**RENTAL REGION
£34,950 P.A. (EXCL.)**



ACCOMMODATION

Ground Floor

Entrance Hall/Reception:	130 sq.ft.	(12.08 sq.m.)
Main Office (Currently Partitioned):	1,493 sq.ft.	(138.70 sq.m.)
Store:	17 sq.ft.	1.58 sq.m.)

First Floor

Landings		
Main Office (Currently Open Plan):	1,440 sq.ft.	(133.77 sq.m.)
Ladies W.C.:	-	
Gents W.C.:	-	

Second Floor

Landings		
Main Office (Currently 6 Offices/Kitchen):	1,607 sq.ft.	(149.29 sq.m.)
Ladies W.C.:	-	
Gents W.C.:	-	

Outside

Forecourt parking probably capable of accommodation 6 vehicles (size dependant) in a tandem arrangement.

BUSINESS RATES

Rateable Value:	£25,500	(2005 Valuation List)
Rates Payable:	£12,367.50	(2009/2010)

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

LEASE TERMS

The premises are available on a new, full repairing and insuring lease for a length of term to be discussed – minimum lease term 3 years. The Landlord insures the property and recovers the annual premium from the tenant. The incoming tenant will be responsible for a contribution of £450 plus VAT towards the Landlord's legal fees.

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.

IMPORTANT NOTICE

These particulars which were prepared on 15th August, 2005 amended on 7th October 2008 (R.V. reduction) and 25th 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.