



**Blacks**  
PROPERTY CONSULTANTS

**312 TADCASTER ROAD, YORK**

## **312 Tadcaster Road, York**

An impressive office highly suited to  
the image conscious business,  
overlooking Knavesmire and  
fronting a major route into the City of York

**To let on lease - Rental Region: £69,500 p.a. (excl.)**

## GENERAL DESCRIPTIONS

**PROPERTY** A particularly prominent and impressive office with centrally heated accommodation over three floors served by 8 person passenger lift and with extensive on-site parking (34 marked spaces). Office accommodation extends to 5,494 sq.ft. (510.39 sq.m.) and following extensions in more recent years a good combination of open plan and private office space exists.

**LOCATION** Overlooking Knavesmire and fronting probably York's best know approach road (A1036) the building is an ideal location for the image conscious business. Tadcaster Road is home to numerous organisations including National Farmers Union, National Trust, Yorkshire Wildlife Trust etc. Many would regard the City Centre as being within walking distance and local shops, petrol filling station are near-by in Dringhouses.

<b>FLOOR AREA SUMMARY</b>	<b>Ground Floor</b>	
	Offices:	1865 sq.ft. (173.25 sq.m.)
	Stores:	427 sq.ft. (39.66 sq.m.)
	<b>First Floor</b>	
	Offices/Kitchen:	2271 sq.ft. (210.97 sq.m.)
	Cupboards:	19 sq.ft. (1.76 sq.m.)
	<b>Second Floor</b>	
	Offices:	1358 sq.ft. (126.15 sq.m.)
	Storage:	105 sq.ft. (9.75 sq.m.)
	<b>Total</b>	
	Offices:	5494 sq.ft. (510.39 sq.m.)
	Storage:	551 sq.ft. (51.18 sq.m.)

**BUSINESS RATES** Enquiries of City of York Council on 1<sup>st</sup> May 2009 revealed the following information -

Rateable Value: £42,250  
General Rates: £20,491.25 (2009/2010)

The above information can be confirmed by contacting City of York Council on 01904 551140 (Business Rates). The current Rateable Value can be checked at [www.voa.gov.uk](http://www.voa.gov.uk). Interested parties should note that assessments can increase at any time during the life of a Valuation List by Notice served by the local Valuation Office Agency.

**LEASE DETAILS** The property is to let on a new, effectively full repairing and insuring lease. The Landlord will insure the property for re-instatement purposes and recover the premium paid on an annual basis Length of lease is negotiable. Each party will be responsible for its own legal costs in the transaction.

**PLANNING** The property is situated within a Conservation Area. From enquiries made at English Heritage there is no record of the building being listed.

**VIEWING** By prior appointment with the Letting Agents on 01904 679733.

**SOLICITORS** The Owner's Solicitor in this matter is Ware and Kay of Sentinel House, Peasholme Green, York (Tel: 01904 716000) and a draft lease can be made available to interested parties upon request.

## ACCOMMODATION

### Ground Floor

Entrance Porch:

Entrance Hall:

With 2 W.C.'s, passenger lift, access to cellar and stairs to first floor.

Reception/  
General Office:

1,149 sq.ft. (106.74 sq.m.)  
With partitioned reception/waiting area, general office and 2 meeting rooms.

Front Office:

222 sq.ft. (20.62 sq.m.)

Post Room:

194 sq.ft. (18.02 sq.m.)  
with shower

Store:

300 sq.ft. (27.87 sq.m.)  
giving access to -

Store:

282 sq.ft. (26.19 sq.m.)  
giving access to -

Store:

145 sq.ft. (13.47 sq.m.)

### First Floor

Landing:

with passenger lift and stairs to second floor.

Front Office:

266 sq.ft. (24.71 sq.m.)

Side Office:

264 sq.ft. (24.52 sq.m.)

General Office:

1,328 sq.ft. (123.36 sq.m.)  
with cupboard of 11 sq.ft. (1.02 sq.m.)

Kitchen:

110 sq.ft. (10.21 sq.m.)  
with store of 8 sq.ft. (0.74 sq.m.)

Gents W.C.:

Front Office:

198 sq.ft. (18.39 sq.m.)

Front Office:

105 sq.ft. (9.75 sq.m.)

### Second Floor

Landing:

with passenger lift and server in cupboard

Front Office:

257 sq.ft. (23.87 sq.m.)  
measured at 5 feet (1.5m) headroom

Side Office:

109 sq.ft. (10.12 sq.m.)

Store:

83 sq.ft. (7.71 sq.m.)  
with cupboard

Meeting Room  
(Rear)

696 sq.ft. (64.65 sq.m.)  
with eaves storage

Disabled W.C.

with access to -

Eaves Store:

22 sq.ft. (2.40 sq.m.)  
measured at 5 feet (1.5m) headroom

Office (Front):

296 sq.ft. (27.49 sq.m.)  
measured at 5 feet (1.5m) headroom

### Outside

Macadam surfaced car park with marked spaces for 34 vehicles (spaces of varying size) to front, side and rear of the main building.

**EXTERIOR PHOTOGRAPHS**



**Rear Elevation**



**Side Elevation**



**Car Parking**



**Knivesmire View**

**ACCOMMODATION PHOTOGRAPHS**



**Reception**



**Conference Room**

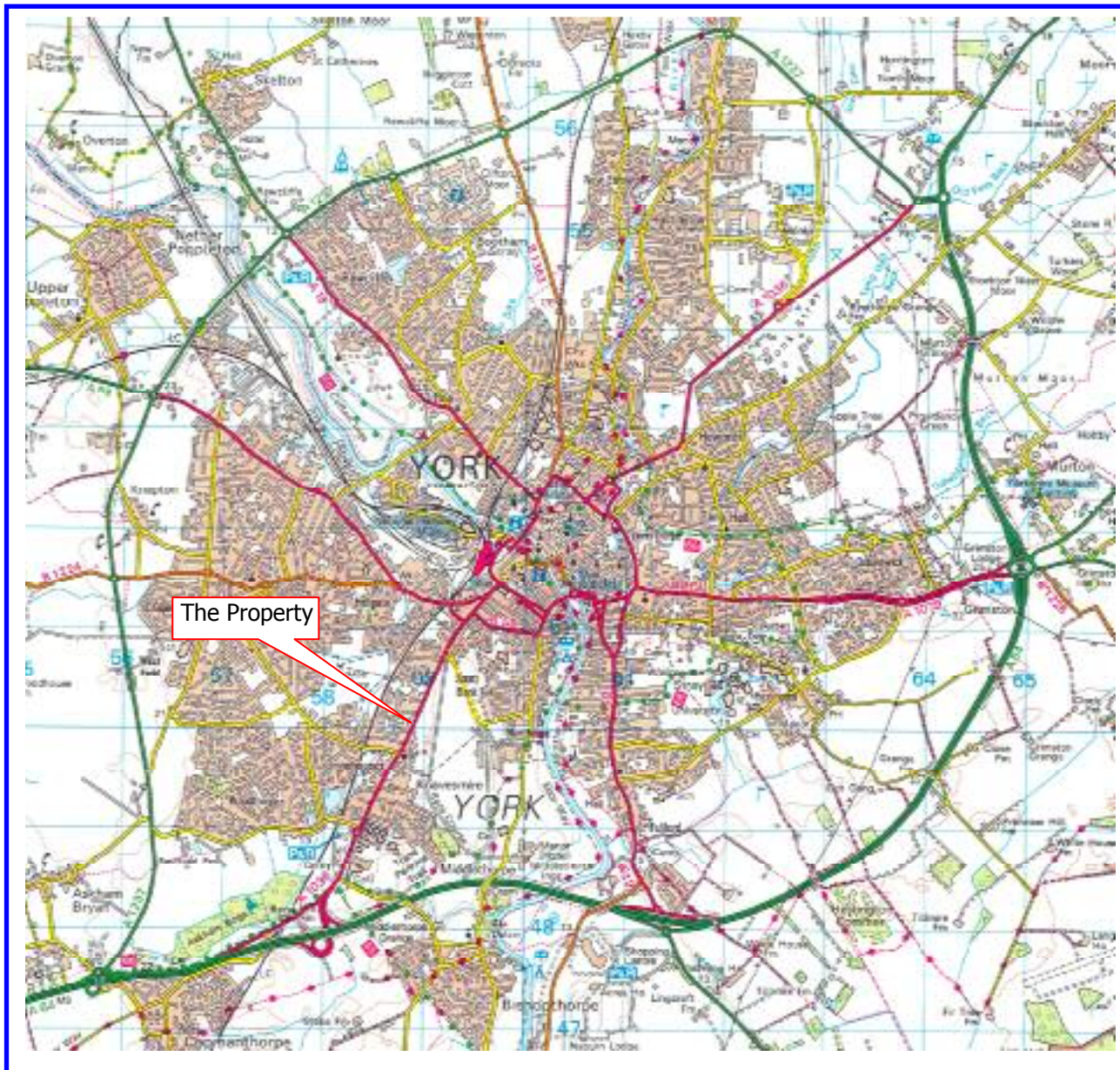


**General Office Area**



**Kitchen**

## LOCATION PLAN



## IMPORTANT NOTICE

These particulars which were prepared on 6<sup>th</sup> May 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 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.

## JOINT LETTING AGENTS



**95 Main Street  
Fulford  
York  
YO10 4PN**

**Tel: 01904 679733**

**[www.blacksproperty.com](http://www.blacksproperty.com)**

**and**

**Jones Lang LaSalle  
0113 244 6440**

**(Adam Hodgson)**