



**UPPER FLOOR OFFICES
4 COPPERGATE
YORK**

Impressive entrance (seen between the two retail units in the photograph above) to first and second floor office accommodation totalling 1,530 sq.ft. (142.13 sq.m.) on the edge of the City's retail core. The space is currently partitioned to provide general and private offices. Car parking is available in what most would regard as reasonable walking distance – including parking at Castle Car Park (short stay) and St. George's Field (long stay). The rail station is similarly accessible.

**1,530 SQ.FT. (142.13 SQ.M.)
TO LET – NEW LEASE**

**RENTAL REGION:
£13,500 P.A. (EXCL.)**



OFFICES

Ground Floor Entrance:		
First Floor Offices:	690 sq.ft.	(64.10 sq.m.)
Kitchenette:	14 sq.ft.	(1.3 sq.m.)
Ladies W.C.:	-	-
Gents W.C.:	-	-
Second Floor Office:	826 sq.ft.	(76.73 sq.m.)

The offices are currently partitioned to provide private and open plan work areas.

BUSINESS RATES

Enquiries with City of York Council and an inspection of the Valuation Office website reveal the following:-

Rateable Value:	£11,250.00	(Valuation List 2005)
General Rates Payable:	£5,456.25	(2009/2010)

In order to verify the above information contact City of York Council on 01904 551140 (Business Rates) and visit www.voa.gov.uk. Enquiries regarding small business rate relief can also be directed to City of York Council

LEASE DETAILS

The property is to be let on a new lease for a minimum term of 3 years. The tenant is responsible for internal repair and decoration together with a service charge that covers external repair, decoration etc. Each occupier within the building of which the subject property forms part is also responsible for a proportion of the annual building insurance premium.

VIEWING

Strictly by appointment with the Letting Agents Tel: 01904 679733



Entrance Door

IMPORTANT NOTICE

These particulars which were prepared on 9th 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 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.