



## **SMALL OFFICE SUITES TO LET WESTMINSTER PLACE NETHER POPPLETON, YORK**

- ❖ Ability to meet a wide range of space/layout requirements - check current availability.
- ❖ Well maintained common parts and external landscaping. Large car park for occupier use.
- ❖ Many suites offer combined open plan with private office or meeting room.
- ❖ Just off A1237 close to junctions with A59 (A1/Harrogate) and A19 (Teeside).
- ❖ Lift, central heating, computer friendly lighting, carpeting, kitchenette etc.
- ❖ Already home to numerous successful businesses. 3 year leases available.

**BASIC RENTS - £11.50/SQ.FT. (EXCL.) OR  
£12.50 SQ.FT. FOR AIR CONDITIONED SPACE**

***CHECK AVAILABILITY OVERLEAF - ISSUED FEBRUARY 2010***

## WESTMINSTER PLACE AVAILABILITY

- Kensington House** 304 sq.ft. FF/CENTRE/FRONT - **AVAILABLE!**  
Single office with excellent views. Air conditioning.
- Marlborough House** 918 sq.ft. 2F/RHS/FRONT - **AVAILABLE!**  
Currently partitioned to provide kitchenette and meeting room (122 sq.ft./11.33 sq.m.)
- Kensington House** 1,157 sq.ft. FF/LHS - **AVAILABLE!**  
First floor suite with general work area, store and large conference room. Air conditioning.
- Kensington House** 1,160 sq.ft. FF/RHS - **AVAILABLE!**  
First floor suite within two stores, general office area, kitchenette and meeting room. Air conditioning.
- Regency House** 1,272 sq.ft. GF/LHS/REAR - **AVAILABLE!**  
Currently partitioned to provide 2 private offices, store and general office area and kitchenette.
- Marlborough House** 1,433 sq.ft. 2F/RHS/REAR - **AVAILABLE!**  
Currently partitioned to provide large open plan work area with kitchenette and two cupboards.
- Marlborough House** 2,307 sq.ft. GF/LHS - **AVAILABLE!**  
Open plan space.
- Marlborough House** 2,351 sq.ft. 2F/RHS - **AVAILABLE!**  
Combining two existing front and rear suites of 918 sq.ft. and 1,433 sq.ft.
- Kensington House** 2,778 sq.ft. 3F - **AVAILABLE!**  
Third floor space currently partitioned to provide large general work space with 4 stores, 2 private offices and kitchenette. Air conditioned space.

## **SERVICE CHARGE DETAILS**

For general guidance the current level of service charge is approx. £2.25/sq.ft. and this covers costs associated with external repairs, external window cleaning, heating, light and cleaning of common parts, landscape maintenance etc. The service charge 'year' runs from 26<sup>th</sup> March to the 25<sup>th</sup> March in the following year. In addition the Landlord recovers a proportionate part of the annual building insurance premium paid by the Landlord. The 'insurance year' runs from the 1<sup>st</sup> April to the 31<sup>st</sup> March in the following year. Insurance charge is approximately £0.28/sq.ft. Interested parties are advised to request service charge and insurance details for the current year in respect of the suite(s) of interest.

## **BUSINESS RATES**

Each suite is or will be separately assessed for business rate purposes and an estimate of annual liability can be given upon request.

## **VIEWING**

Strictly by appointment with the Joint Letting Agents, Tel: 01904 679733 (Andrew Hedley) or King Sturge, Tel: 0113 244 1441 (Jonathan Gale).

## **NOTE**

Where a suite has been subdivided and the suite has air conditioning units they may not cover every partitioned area.

### **IMPORTANT NOTICE**

These particulars which were last prepared on 22<sup>nd</sup> July 2009, amended 5<sup>th</sup> August 2009, 24<sup>th</sup> August 2009, 5<sup>th</sup> February 2010 and 22<sup>nd</sup> February 2010 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 enquiries 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 traveling some distance to view.