



FLAXTON HOUSE
19 KATHRYN AVENUE
MONKS CROSS
YORK. YO32 9JS

Modern office building of approximately 4,315 sq.ft. (400.86 sq.m.) situated in area that has become York's premier office location. Accommodation is mainly arranged over two floors but the property has an impressive second floor conference room of 656 sq.ft. (60.94 sq.m.). Accommodation provides a combination of open plan office areas with a selection of private offices. There are 18 marked parking spaces on site. Monks Cross is easily accessible from the City Centre or the A1237/A64 (York Outer ring road) and is served by a park and ride facility. It has a wide range of shops (including Marks and Spencer, W. H. Smith, Debenhams, Sainsbury's and Asda) in its retail sector.

OFFICE TO LET
NEW LEASE

RENTAL REGION:
£30,000 P.A. (EXCL.)

ACCOMMODATION

Ground Floor

Reception/Reception Office/General Office:	1,130 sq.ft.	(104.97 sq.m.)
Inner Hall:	-	-
Disabled W.C.:	-	-
Gents W.C.:	-	-
Rear Entrance/Hall:		
Office (Rear):	144 sq.ft.	(13.37 sq.m.)
Office (Rear):	104 sq.ft.	(9.66 sq.m.)
Office (Rear):	296 sq.ft.	(27.49 sq.m.)
Kitchenette:	29 sq.ft.	(2.69 sq.m.)

First Floor

Landing:	-	-
Gents W.C.:	-	-
Female W.C.:	-	-
General Office:	1,141 sq.ft.	(105.99 sq.m.)
Private Office:	253 sq.ft.	(23.50 sq.m.)
Private Office:	150 sq.ft.	(13.93 sq.m.)
Private Office:	169 sq.ft.	(15.70 sq.m.)
Private Office:	185 sq.ft.	(17.18 sq.m.)
Kitchenette:	58 sq.ft.	(5.38 sq.m.)

Second Floor

Conference Room:	656 sq.ft.	(60.94 sq.m.)
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Outside

Onsite parking with 18 marked parking spaces to front and rear.

BUSINESS RATES

Verbal enquiries have been made with City of York Council and information obtained is as follows:-

Rateable Value:	£35,250	(2010 Valuation List)
General Rates:	£16,534.94	(2010/2011)

The above information can be verified by contacting City of York Council - Business Rates on 01904 551140 for rate liability. For Rateable Values visit the Valuation Office Agency's website on www.voa.gov.uk using the postcode to search. Rateable Values can change and enquiries to confirm current assessments are recommended.

LEASE TERMS

The property is available to let on a new lease the minimum length of which is 3 years. The lease is in an effectively full repairing and insuring format. Each party will be responsible for its own legal costs in this letting.

VIEWING

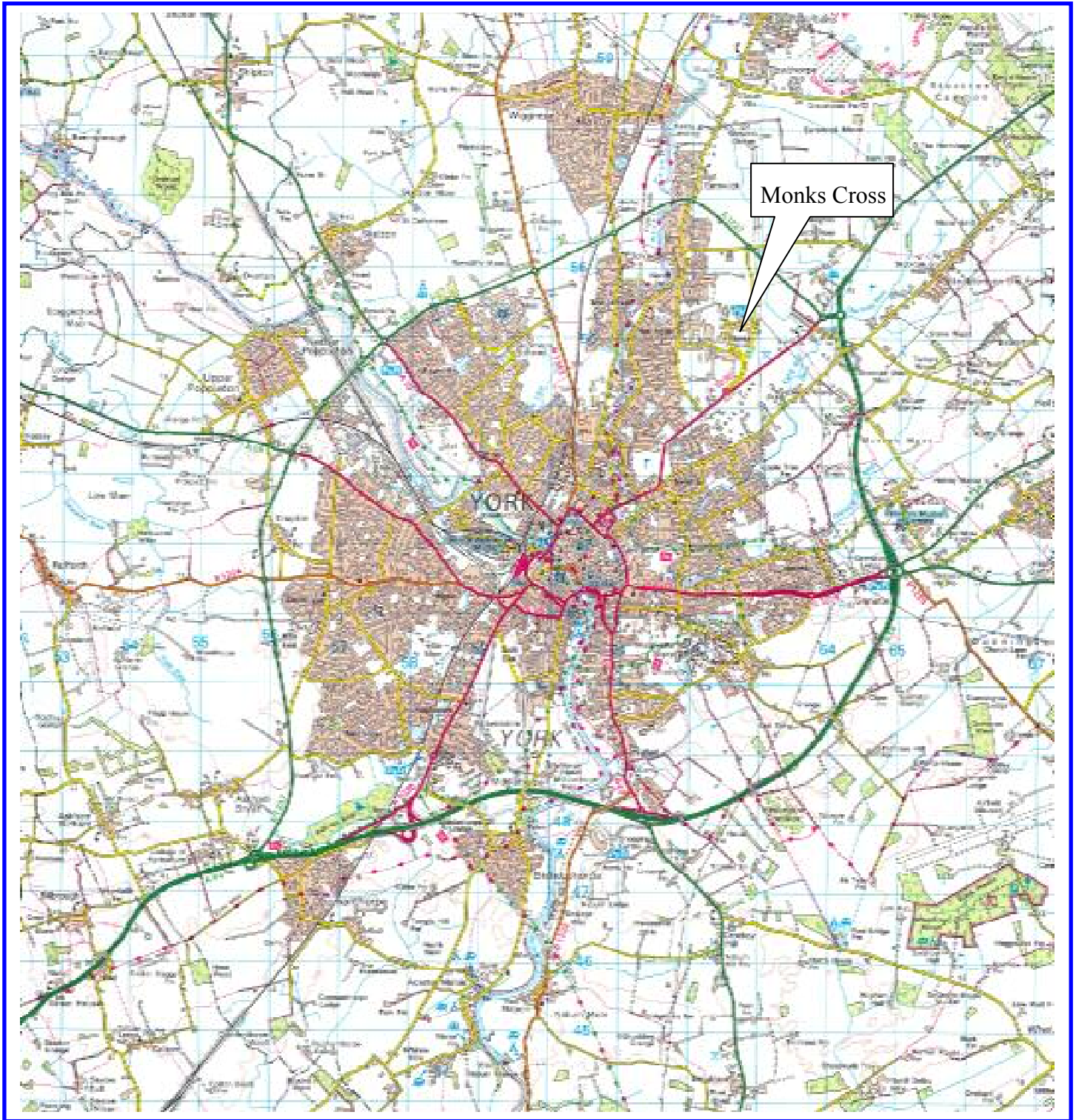
Strictly by appointment with the Letting Agents, Tel: 01904 679733.

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.

INTERNAL PHOTOGRAPHS



LOCATION PLAN



95 Main Street, Fulford, York. YO10 4PN - enquiries@blacksproperty.com

IMPORTANT NOTICE

These particulars which were prepared on 14th May 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 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.