



GREYSTONES COURT, TOWTHORPE MOOR LANE, YORK

OFFICE UNITS FORMED BY AN ATTRACTIVE CONVERSION IN RECENT YEARS AND
IN A HIGHLY ACCESSIBLE YET RURAL LOCATION.



- ❖ **UNIT 2**
- ❖ **GROUND FLOOR**
- ❖ 353 sq.ft. (32.79 sq.m.)
- ❖ Rental - £5,310 p.a. (excl.)
- ❖ Service Charge - £355 p.a. (excl.)

Now Let



- ❖ **UNIT 3**
- ❖ **FIRST FLOOR**
- ❖ 515 sq.ft. (47.84 sq.m.)
- ❖ Rental - £5,150 p.a. (excl.)
- ❖ Service Charge - £515 p.a. (excl.)



- ❖ **THE LODGE**
- ❖ **GROUND FLOOR (with Kitchenette & Store)**
- ❖ 656 sq.ft. (60.94 sq.m.)
- ❖ Rental - £6,560 p.a. (excl.)
- ❖ Service Charge - £656 p.a. (excl.)

FEATURES INCLUDE CARPETING, ELECTRIC HEATING, DADO TRUNKING,
WINDOW BLINDS, SECURITY ALARM,
COMPUTER FRIENDLY LIGHTING (excluding The Lodge)
AND USE OF CAR PARK

GENERAL INFORMATION

Business Rates:	Unit 2	R.V.: £3,650	Payable: £885.13*
	Unit 3	R.V.: £4,850	Payable: £1,176.13*
	The Lodge	R.V.: £5,000	Payable: £1,212.50*

*Liability for qualifying businesses only. Contact City of York Council's Business Rate Team (Tel: 01904 551140) to confirm whether your occupation would qualify for small business rate relief. A new Valuation List is published on 1st April 2010.

Location: The property can be found with location finding equipment using YO32 9ST. The site is situated on Towthorpe Moor Lane on the left hand side if travelling from the A64. Greystones Court has the same access as 'York Driving Range'.

Services: The service charge covers costs incurred in maintaining the development including building repairs, care of car parking facilities, landscaped area, services etc.

Insurance: In addition to rent and service charge the Tenant pays an annual premium for building insurance to the Landlord who maintains a policy for the development and recovers a proportionate part of the premium.

Lease: A standard lease exists for the Estate and is available for a period of three years with mid-term break option upon 6 months prior notice if required.



IMPORTANT NOTICE

These particulars which were prepared on 25th January 2010 and amended 11th August 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 (assessment and annual liability), 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 travelling some distance to view.