



**UNIT 2 - ISIS COURT
OFF BOROUGHBIDGE ROAD
YORK
YO26 5NA**

A modern office building of approx. 1,198 sq.ft. (111.29 sq.m.) situated in a highly accessible location just off Boroughbridge Road (A59) handy for the City Centre and York's Outer Ring Road (A1237). Isis Court has proved a popular home to a wide range of businesses. The specification of the property includes central heating, comfort cooling, platform lift, under floor ducting, computer friendly lighting and 4 allocated parking spaces.

OFFICE TO LET - 1,198 SQ.FT. (111.29 SQ.M.)
NEW LEASE AVAILABLE

RENT REGION:
£15,000 P.A. (EXCL.)

ACCOMMODATION

Ground Floor

| | | |
|-----------------|--------------------------|---------------|
| Entrance Foyer: | - | - |
| W.C.: | - | - |
| Kitchenette: | 23 sq.ft. | (2.13 sq.m.) |
| Office: | 483 sq.ft. | (44.87 sq.m.) |
| | Partitioned meeting room | |
| Cupboard: | 10 sq.ft. | (0.92 sq.m.) |

First Floor

| | | |
|---------|--|---------------|
| Office: | 682 sq.ft. | (63.35 sq.m.) |
| | Partitioned to provide 2 private offices | |

Outside

4 allocated parking spaces

BUSINESS RATES

Verbal enquiries were made to city of York Council and revealed the following:-

| | | |
|------------------------|---------|-----------------------|
| Rateable Value: | £14,000 | (2010 Valuation List) |
| General Rates Payable: | £6,062 | (2011/2012 Rate Year) |

The Ratable Value can be checked by visiting www.voa.gov.uk using the postcode (YO26 5NA) to search. Liability can be checked by contacting City of York Council (Business Rates) on 01904 551140.

LEASE DETAILS

The property is to let on a new full repairing and insuring lease for a minimum term of 3 years. The Owner insures for re-instatement purposes each year and recovers the premium. An estate service charge is also payable (details on request).

VIEWING

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



Entrance Foyer



Ground Floor Office



First Floor Office

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

IMPORTANT NOTICE

These particulars which were prepared on 7th July 2010 and amended on 16th March 2011 (rate increase) 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.