



**4 MAPLE HOUSE  
NORTHMINSTER BUSINESS PARK  
UPPER POPPLETON  
YORK. YO26 6QW**

First floor office suite of 688 sq.ft. (63.91 sq.m.) but with a meeting and server room having been partitioned. Facilities at the property are shared with the ground floor occupier. The usual specification includes raised floors, computer friendly lighting, central heating, carpeting and on-site parking. Northminster Business Park is a heavily landscaped environment containing a wide range of businesses. The Park offers easy access to the City Centre and the motorway network either via the A59 or A64.

**SMALL OFFICE SUITE  
TO LET - NEW LEASE**

**RENTAL REGION:  
£8,600 P.A. (EXCL.)**

## ACCOMMODATION

### First Floor

Offices: N.I.A. 688 sq.ft. (63.91 sq.m.)

The suite has been partitioned to provide Meeting Room and Server Room. Within the suite there is a Tea Point. Similar facilities at ground floor are shared with the occupier of the ground floor suite.

## BUSINESS RATES

The tenant will be responsible for 57% of the general rates for the property. In the 2011/2012 financial year these are £6,305 and therefore the tenant's contribution will be £3,208.53.

## LEASE DETAILS

The property is to let on a new lease with a minimum term of 3 years. The lease will be outside the security of tenure provisions of the Landlord and Tenant Act 1954 by mutual agreement. The tenant will be responsible for 57% of the following costs: annual building insurance, window cleaning, common parts cleaning, estate service charge, repairs/maintenance, business rates, water charges etc. Each party will bear its own legal costs in the matter.

## VIEWING

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



**Interior** (General office with Meeting room on left hand side in the rear corner. Windows on the left hand side are to the stairwell).

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

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### IMPORTANT NOTICE

These particulars which were prepared on 15<sup>th</sup> July 2008, amended on 25<sup>th</sup> March 2009 (rate increase), re-issued on 1<sup>st</sup> June 2010 and amended 16<sup>th</sup> March 2011 (rating/rates change) 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.