



## SERVICED OFFICE ACCOMMODATION OSBALDWICK, YORK

A range of comfort cooled suites on the first floor of this modern office building, some already furnished and with on-site parking.



*A typical suite*

**Last Remaining  
Suite**



*The Communal Kitchen*

- ❖ Comfort Cooled Offices
- ❖ Carpeting/Computer Friendly Lighting
- ❖ Reception Facility for Visitors
- ❖ Some Suites Fitted Out (see photo)
- ❖ Modern Kitchen and Toilet Facilities (see photo)
- ❖ 6 Month Packages Available. No VAT

**Inclusive packages from £1,400/pcm**





### **INCLUSIVE PACKAGES**

- ❖ On-site Parking
- ❖ Visitor Reception Facility
- ❖ External Window Cleaning
- ❖ Kitchen Facility
- ❖ Light and Power
- ❖ Office Cleaning
- ❖ Rent/Rates
- ❖ Building Insurance
- ❖ Heat/Cooling costs
- ❖ Water Charges

### **OCCUPANCY AGREEMENTS**

Initial contribution of £100 towards the cost of the occupancy agreement. Minimum period of 6 months with one month's notice thereafter.

### **VIEWING**

Strictly by appointment with the Letting Agents Tel: 01904 679733



Suite FLHS - 848 sq.ft.  
General office of 612 sq.ft.  
private office of 145 sq.ft.  
and store of 91 sq.ft.  
Fitted out for occupancy and considered  
suitable for 11 persons



Suite RRHS - 433 sq.ft.  
General office fitted out for occupancy  
and private office suitable for 8 persons

**Now Let**



Suite RLHS - 543 sq.ft.  
General office of 433 sq.ft. including  
glazed partitioned private office  
Store of 110 sq.ft. Considered suitable  
for 8 persons

**Under Offer**

## LOCATION



### IMPORTANT NOTICE

These particulars which were prepared on 6<sup>th</sup> April 2009, amended on 26<sup>th</sup> August 2009, 13<sup>th</sup> November 2009 and 21<sup>st</sup> July 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.