

## YORK OFFICES

12 CONEY STREET

1,260 / 2,520 SQ.FT

1<sup>st</sup> & 2<sup>nd</sup> FLOOR OFFICES

WITH SPLENDID VIEWS



### LOCATION

The building enjoys a central location on pedestrianised Coney Street surrounded by attractive retailers such as **Waterstones, JD Sports, Paperchase** and restaurants such as **The Ivy** and **Tomahawk**, tea and coffee shops such as **Betty's, Starbucks** and **Caffe Nero**.

**York Railway Station** is a 10 minute walk, there is **NCP parking** in Tanner Row and **bicycle parking** opposite.

There is a splendid view over **St Martins Church** and its landmark **Clock**.

### ACCOMMODATION

The available accommodation comprises modern office space over 1<sup>st</sup> and 2<sup>nd</sup> floor level arranged in a combination of large open plan and cellular layouts.

1 <sup>st</sup> Floor Offices	1,260 sq.ft	117 sq.m
2 <sup>nd</sup> Floor Offices	1,260 sq.ft	117 sq.m
Total	2,520 sq.ft	234 sq.m

Male and female WC facilities are located within the service core.

### TERMS

The accommodation is available as a whole or on a floor by floor basis by way of a new lease(s) for a term of years to be agreed:

1 <sup>st</sup> Floor	£9,450 per annum, exclusive
2nd Floor	£9,450 per annum, exclusive

### COSTS

Each party will be responsible for their own costs in these transactions.

### RATES

We are advised the property is assessed as follows:-

	<u>1<sup>st</sup> Floor</u>	<u>2<sup>nd</sup> Floor</u>
Rateable Value (April 2023)	£14,750.00	£11,000.00
UBR (2024/2025)	49.9p	49.9p

For further details visit [www.voa.gov.uk](http://www.voa.gov.uk) or contact the local Rating Authority.

### ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available upon request.

### VAT

Unless otherwise stated all prices and rents are quoted exclusive of VAT. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

### VIEWING & FURTHER INFORMATION

Please direct all enquiries to Brassington Rowan:-

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E: [jason.oddy@brassrow.co.uk](mailto:jason.oddy@brassrow.co.uk)

or our joint agent:-

Andrew Hedley Blacks Property Consultants  
Tel. 01904 679733

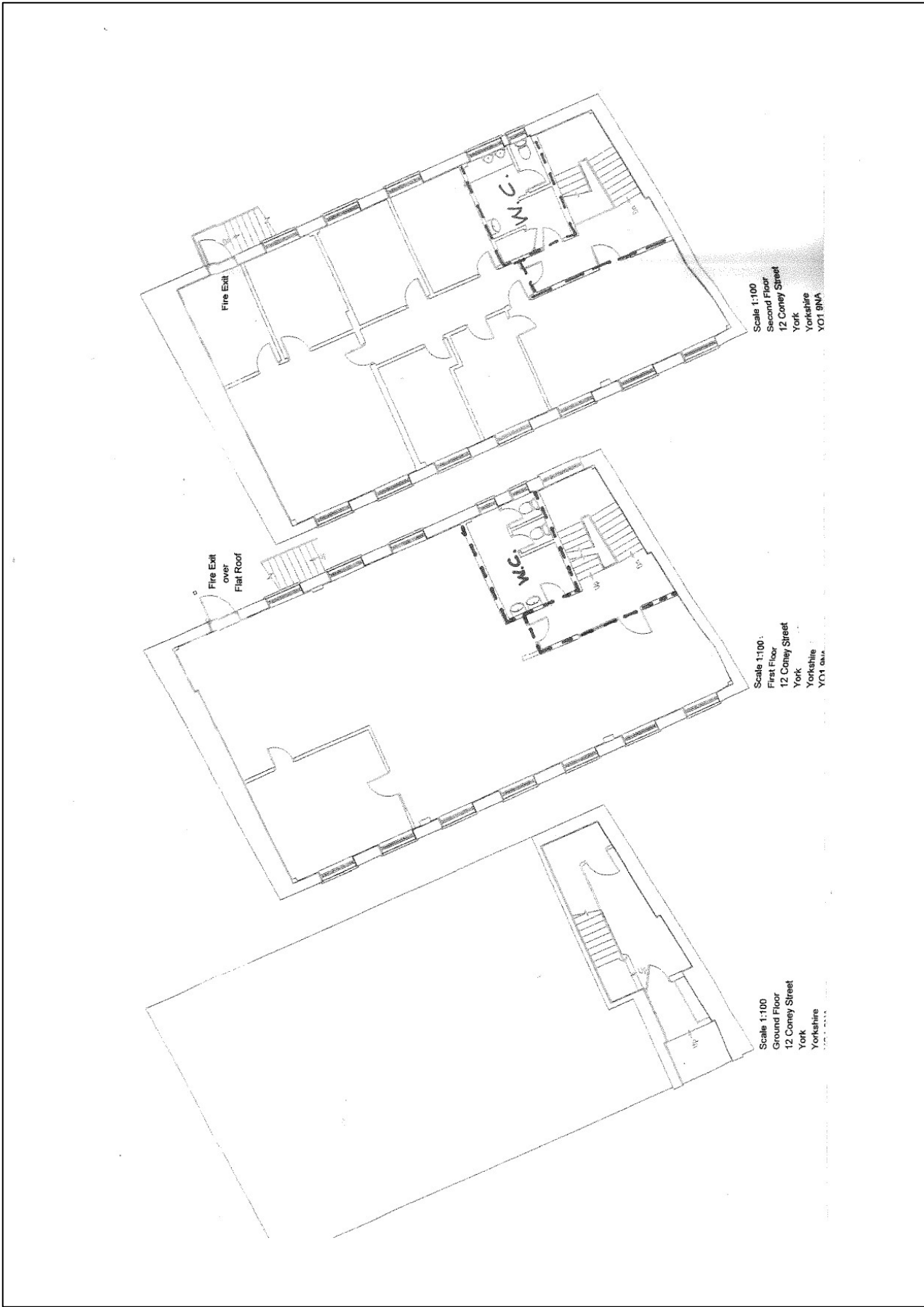
**SUBJECT TO CONTRACT**

## FIRST FLOOR



## SECOND FLOOR





IMPORTANT NOTICE: Brassington Rowan, as agents for the Vendor and for themselves, give notice that: (i) these particulars do not constitute an offer or contract, or any part thereof, and no information contained in these particulars is to be relied on as a statement or representation of fact; (ii) an intending Purchaser must satisfy himself, by inspection or otherwise, as to the accuracy and completeness of the information herein (measurements are approximate and for guidance only); (iii) all statements are made in good faith but without responsibility on the part of Brassington Rowan or the Vendor; (iv) the Vendor does not make or give, nor is Brassington Rowan or its staff authorised to make or give, any representation or warranty whatsoever in respect of this property. In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail; (v) the terms Vendor and Purchaser shall where the context requires be deemed to refer to Lessor and Lessee respectively. Subject to Contract and Availability.



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