

13-15 Micklegate, York, YO1 6JH



## Self-contained first floor office suite in the centre of the city of York

- Self-contained office suite
- Established parade popular with professional occupiers
- Close to prime shopping areas and city facilities
- Currently undergoing re-decoration and re-carpeting throughout
- Close to mainline Train Station

Office  
**TO LET**

**1,565 sq ft**  
(145.39 sq m)



**MONTPELLIER**  
PROPERTY CONSULTANTS

(01423) 547313  
[www.montpellierproperty.com](http://www.montpellierproperty.com)

# 13-15 Micklegate, York, YO1 6JH

## Summary

<b>Available Size</b>	1,565 sq ft
<b>Rent</b>	£19,750 per annum
<b>Rateable Value</b>	£19,750
<b>Service Charge</b>	A service charge will be levied to cover the costs of management and maintenance of the common areas and external repairs to the building. Further details available on request.
<b>VAT</b>	Not applicable
<b>Legal Fees</b>	The incoming tenant will be responsible for a contribution towards our client's reasonable legal costs incurred in connection with the new lease preparation, subject to a capped upper limit of £500.
<b>EPC Rating</b>	Upon Enquiry

## Description

The property comprises the whole of the first floor of a brick built mid terrace property under a pitched tiled roof. The upper floors are accessed through a central doorway which provides access to a communal stairway

## Location

York is an important and historical principal commercial centre in the North of England, located 22 miles north-east of Leeds, 20 miles east of Harrogate and 12 miles east of the A1(M) motorway. It is widely acknowledged as being one of Europe's most attractive cities and principal tourist destinations, able to boast a number of major companies including Nestle, Aviva and Shepherd Building Group.

Micklegate is situated within York City Centre and is an established secondary retailing parade between the prime shopping areas and the mainline Railway Station, popular with professional occupiers including property consultants, surveyors and employment agencies. The property is situated on the southern side of Micklegate, to the west of the River Ouse and approximately midway between George Hudson Street and Skeldergate.

## Accommodation

The accommodation comprises the following areas:

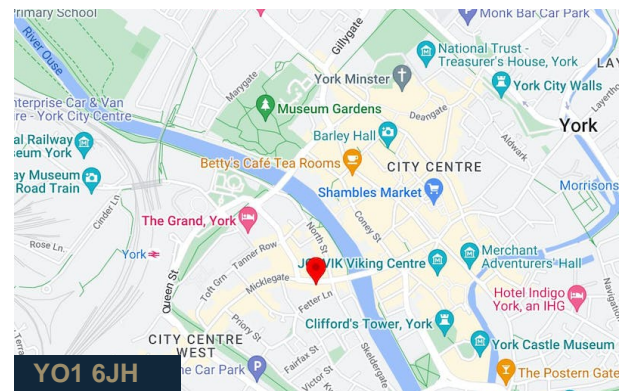
Name	sq ft	sq m	Availability
1st - Floor Office Suite	1,565	145.39	Available
<b>Total</b>	<b>1,565</b>	<b>145.39</b>	

## Viewings

Please contact our offices on 01423 547313 or at [info@montpellierproperty.com](mailto:info@montpellierproperty.com) and we will arrange a viewing at your convenience.

## Terms

The property is available as a whole on a new effective full repairing and insuring lease for a term of years to be agreed.



## Viewing & Further Information

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