



MILL HOUSE, NORTH STREET, YORK YO1 6JD

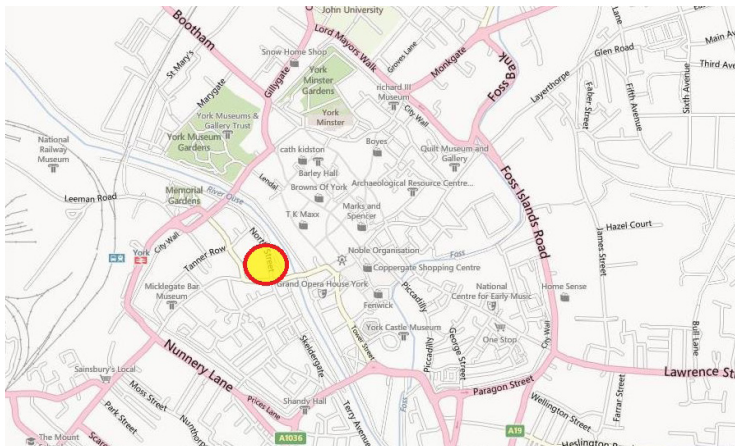
Key Highlights

- 3 secure onsite parking spaces
- High quality internal specification
- 5 mins walk from York Rail Station
- 5 mins walk to prime retail/leisure core



Location

Mill House, situated off North Street close to its junction with Micklegate, occupies a prime central York location 5 minutes short walk from both the prime retail areas of Coney Street/ Davygate/Stonegate and the York Rail Station. The building is central to a wide range of commercial occupiers including Network Rail, Aviva Plc, City of York Council together with the 5 star Grand Hotel & Spa, Radisson Park Inn and the adjoining Travelodge hotel.



Description

Mill House comprises a comprehensively redeveloped former river wharf grain mill providing grade A office accommodation over ground and 3 upper levels. From the principal entrance and reception area the available office accommodation is located at 3rd floor level and comprises a large open plan office off the central service core area which provided male/female and disabled WC facilities together with a separate kitchen area.

Accommodation

Floor	sq ft	sq m
Third	1,935	179.8

Interested parties must however satisfy themselves as to the floor areas of the subject property.

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Specification

Air conditioning throughout together with gas fired central heating – 100% raised access floor incorporating data & power floor boxed – separately metered services for each office suite – Fully DDA compliant with 8 person passenger lift to all floors.

Terms

The office is available by way of a new full repairing and insuring lease for a term of years to be agreed. Rental details available upon request.

Service Charge

A service charge will be levied in due proportion for the upkeep and service provided to the common parts of the building for the benefit of the tenants.

Business Rates

Available upon request.

EPC

The current EPC report is available upon request.

Legal Costs

Each party will be responsible for their own legal fees associated with the proposed lease.

VAT

The property is registered for VAT.

Further Information

Please contact :-



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