

Last Available Leisure / A3 / D1 / D2 Unit Within New Community Stadium Scheme Vangarde Way, Monks Cross, York YO32 9JU

**Howard
Jenkins**

To Let **PRELIMINARY DETAILS**



- First Floor Unit; GIA 7,160 ft² (665 m²)
- Ceiling height 36 feet (11 m); Potential for mezzanine
- Next to 13-screen IMAX cinema (Cineworld)
- 8,000-seat stadium, leisure complex, gym, 25-metre pool
- Community hub with NHS facilities; on-site parking
- Adjoining the established Vangarde Shopping Park

On the instructions of



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YORK
COUNCIL



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RICS

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Leisure Unit, Vangarde Way, Monks Cross, York

The Vangarde Way Development

Construction of the development is well underway and standing at over 30 metres tall it is a very visible addition to York's skyline. Opening of this exciting new scheme is programmed for June/July 2019, which will offer:

- An 8,000-seat community stadium to be shared between York City Football Club and York City Knights Rugby League teams;
- A new leisure complex & community hub with sports hall, 25-metre pool, gym, NHS facilities, outdoor artificial sports pitches;
- 13-screen IMAX cinema (Cineworld);
- New retail & restaurant units fronting a large area of public realm;
- Adjoining Vangarde Shopping Park; John Lewis, Next and M&S.

The combined schemes will provide:

- c.1,600 car parking spaces (including 800 Park & Ride spaces)
- 400-500 cycle parking spaces
- Regular bus services connecting to the City Centre & Train Station
- Excellent road connectivity with direct links onto the outer ring road

Description

This excellent unit forms part of the commercial element of the scheme; located on the first floor, it will have its own dedicated lift & staircase access from a ground floor entrance adjacent to the new restaurant & retail units within the prominent southern elevation overlooking Monks Cross Park & Ride facility.

The unit will be finished to a developer "shell" condition ready for Tenant fitting-out, with capped-off services; it will have headroom of c.40-46 feet (12.4-14 metres) and a maximum clear ceiling height of c.36 feet (11 metres); there would be potential for a mezzanine floor if required.

Gross Internal Floor Area

7,160 ft² (665 m²)

Floor areas & all dimensions are approximate and should be checked by interested parties on completion of construction by measurement on site.

Services & Floor Loading

Details of services and floor loading capacity available upon request.

Rating Assessment

To be assessed.

Energy Performance Certificate (EPC) & Asbestos Report

EPC to be commissioned on completion of construction; Asbestos Report available on request.

Lease Terms

The unit is available for a minimum term of 10 years on an effective full repairing and insuring basis, subject to upward only 5 year rent reviews.

Rent

Upon application.

VAT & Legal Costs

Our client advises that the premises are registered for VAT. Interested parties should consult their accountants in this regard. Each party will be liable for their own legal costs in the transaction.

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Date: September 2018

Subject to Contract

CGI's for illustration purposes only



Disclaimer

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