

# Last Available Leisure / A3 / D1 / D2 Unit Within Major Retail & Leisure Scheme Vangarde Way, Monks Cross, York YO32 9JU

**Howard  
Jenkins**

To Let



- First Floor Unit; GIA 7,160 ft<sup>2</sup> (665 m<sup>2</sup>)
- Ceiling height 36 feet (11 m); Potential for mezzanine
- Next to 13-screen IMAX Cineworld **(NOW OPEN)**
- Hollywood Bowl & Golf, Zizzi's and TGI Friday's
- 8,000-seat stadium, leisure complex, gym, 25-metre pool
- Community hub with NHS facilities; on-site parking

On the instructions of



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**RICS**

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[www.howardjenkins.co.uk](http://www.howardjenkins.co.uk)

# Leisure Unit, Vangarde Way, Monks Cross, York YO32 9JU

## The Vangarde Way Development

Opening of this exciting new scheme is imminent and, standing at over 30 metres tall it is a very visible addition to York's skyline, offering:

- 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 Cineworld (**Now Open**);
- Hollywood Bowl & Hollywood Golf, Zizzi's and TGI Friday's;
- 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 leisure & restaurant element of the scheme; located on the first floor, it has dedicated lift & staircase access from its own ground floor entrance adjacent to the superb new Hollywood Bowl and Hollywood Golf (**currently fitting out**), with IMAX Cineworld an integral part.

The unit to 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 ft<sup>2</sup> (665 m<sup>2</sup>)

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)

EPC to be commissioned on completion of construction.

## 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.

## Further Information

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CGI's for illustration purposes only

Date: February 2020

Subject to Contract



## Disclaimer

These property details are believed to be correct but accuracy can not be guaranteed; they are expressly excluded from any offer or contract, in whole or in part. The information is given without responsibility on the part of Howard Jenkins and its client(s), and you should not rely on the information as being factually accurate about the property, its condition or its value. Howard Jenkins has no authority to make any representation or warranty in relation to the property. We have not undertaken a survey, nor tested the services, systems, appliances, fittings etc. Photographs and plans are provided for identification only. Areas, measurements and distances are approximate. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. Interested parties must rely on their own investigations as to the accuracy of these details and the condition and suitability of the property for their intended purpose, and should obtain independent professional advice.



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