

High Quality Offices: Comfort Cooling,  
Lift-Served & On-Site Parking Available  
Suite 2A, 20 George Hudson Street, York YO1 6WR

Howard  
Jenkins

To Let



- Second floor suite; NIA 2,740 ft<sup>2</sup> (255 m<sup>2</sup>)
- Contemporary offices with comfort cooling & heating
- Feature brick walls & exposed steelwork
- 2 part-glazed meeting rooms; fitted kitchen & staff area
- High quality entrance, common parts & toilets
- On-site car parking separately available

On the instructions of



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RICS

01904 707000  
[www.howardjenkins.co.uk](http://www.howardjenkins.co.uk)

## Suite 2A, 20 George Hudson Street, York YO1 6WR

### Location

This is a busy commercial area within York's historic City Walls affording convenient access to both the main shopping area and railway station; the Tanner Row multi-storey car park is directly opposite, and buses serving Park & Ride sites, the City centre & surrounding areas are available close by in Rougier Street.

Major employers nearby include Aviva, Historic England, Arriva Rail North, Network Rail and The City of York Council; a range of hotels such as The Grand Hotel & Spa, Hampton by Hilton, Park Inn by Radisson, Travelodge and the more recently opened Malmaison are also nearby.

### Description

A high quality office suite situated on the second floor of this attractive Grade II Listed Building which was refurbished in 2015; it provides largely open-plan accommodation retaining many of the building's original finishes such as exposed brick walls and steelwork, complemented by modern toilets and kitchen facilities, exposed comfort cooling / heating system and an 8-person passenger lift. Located to the rear of the property is a controlled parking area accessed from North Street, including a secure cycle shelter.

### Net Internal Floor Area

2,740 ft<sup>2</sup> (255 m<sup>2</sup>).

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

### Facilities / Services

- Comfort cooling / warm air heating (with independent controls)
- Two part-glazed meeting rooms
- Fitted kitchenette & staff area
- Video entryphone
- On-site car parking spaces available by separate arrangement

### Rating Assessment

The VOA website records the property having a Rateable Value of £34,250 (2017 List).

### Energy Performance Certificate (EPC)

The EPC is available upon request or can be downloaded from our website; it records a compliant Energy Performance Asset Rating of C66.

### Lease Terms

This office suite is available on a new effectively FRI lease (via service charge) for a term by agreement with periodic rent reviews.

### Rent

£55,000 per annum, exclusive of business rates, service charge and VAT.

### Car Parking

On-site car parking is available by separate arrangement at a charge of £1,250 per annum per space exclusive of business rates and VAT.

### VAT & Legal Costs

We are informed by our clients 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.

### The RICS Code for Leasing Business Premises

This Code and its supplemental guide are drawn to the attention of prospective tenants who are recommended to seek the advice of an RICS member or other property professional.

### Anti-Money Laundering Regulations

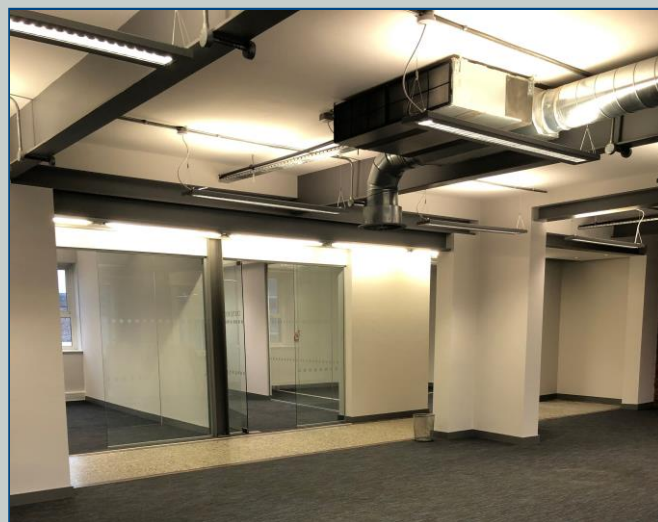
In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant.

### Further Information & Viewing

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**Date: January 2022**

**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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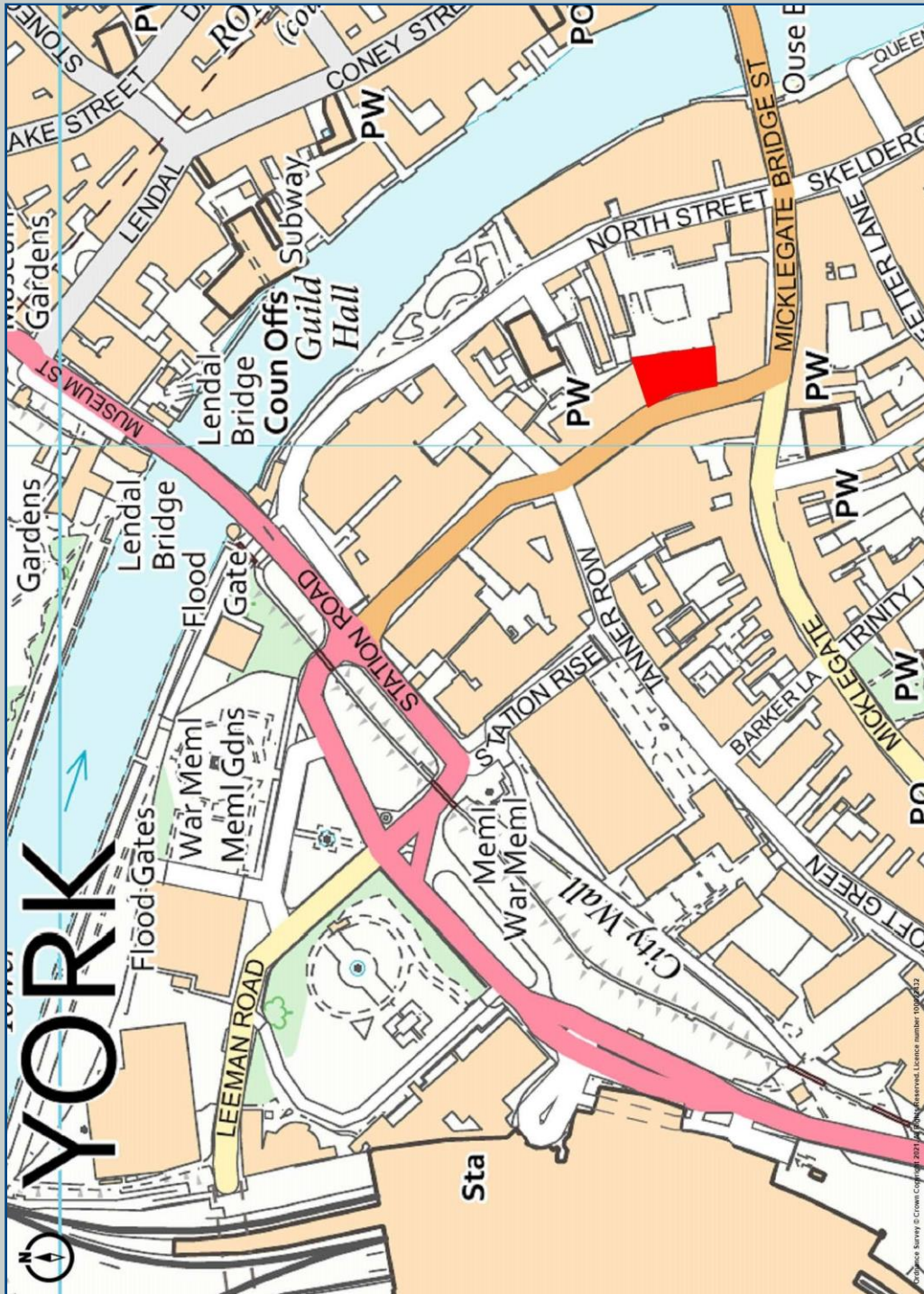
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**Note**  
Plan not to scale; for identification only.

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