

TO LET

FIRST FLOOR OFFICE

3 FOXOAK PARK, COMMON ROAD, DUNNINGTON,
YORK, YO19 5RZ

**BARRY
CRUX** & COMPANY
CHARTERED SURVEYORS
VALUERS, PROPERTY CONSULTANTS & AGENTS

Rent - £15,000 per annum

OFFICE
1,121 sq.ft. (104.14 sq.m.)

Property Features

- Modern first floor office space
- Situated in an established business park with good access to the road network
- Flexible layout with open plan work areas and separate offices
- Includes four car parking spaces



Enquiries

Barry Crux & Company
01904 659990
admin@barrycrux.co.uk

Location

The property lies in an established business park on the outskirts of the village of Dunnington which lies a few hundred metres from the A1079 Hull Road. This forms one of the main routes into York City Centre and connects with the A64 dual carriageway around two miles to the west of the property.

Description

The property comprises the first floor of a three-storey modern semi-detached office building. It is fitted out to a good specification with central heating, air conditioning units, suspended ceilings and has an open plan work area, together with two glazed partitioned offices, a breakout area, kitchen, store cupboard and toilet facility.

Accommodation

The following floors have been measured in accordance with the prevailing RICS Code of Measuring Practice.

	sq.ft.	sq.m.
First Floor Offices	1,121	104.14

Service Charge

There is a service charge in addition to this of £1,000 per calendar month which covers business rates, utilities, cleaning of communal areas, buildings insurance and maintenance of common parts and external areas. The tenant would be responsible for the installation, maintenance and cost of their own phone system and broadband.

EPC Rating

This property's energy rating is D 88



Services

We believe that mains gas, electric, water and drainage are connected to the property. Interested parties are advised to make their own independent enquiries.

Business Rates - 2024/25

RATEABLE VALUE RATES PAYABLE

£24,500	
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The property forms part of the rateable value for the whole building.

Terms

The property is available by way of a new effectively full repairing and insuring lease for a minimum term of five years at a rent of £15,000 per annum.

The lease will be excluded from the security of tenure provisions (Sections 24-28) of the Landlord & Tenant Act 1954.

