



27 Tanner Row

York, YO1 6JP

TO LET HIGH QUALITY SELF-CONTAINED GROUND FLOOR OFFICE SUITE

2,900 sq ft
(269.42 sq m)

- Recently refurbished
- Air conditioning
- Dedicated board/meeting room
- Adjoining NCP multi storey car park
- Quality kitchen & staff breakout area
- 5 mins walk from both York Rail Station and the prime retail/leisure sector of the City

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Summary

Available Size	2,900 sq ft
Rent	£55,250 per annum
Rateable Value	£38,000
VAT	All prices, premiums and rents are quoted exclusive of VAT
Legal Fees	Each party to be responsible for their own legal fees
EPC Rating	B (47)

Description

The available ground floor offices have their own dedicated entrance leading to an open plan large general office area, capable of further sub-divisions if required. A dedicated meeting/board room has been created to the rear of the suite and a modern kitchen and breakout area has been created for the benefit of staff.

The property benefits from the following:

- Air conditioning;
- Suspended ceiling with integrated LED lighting;
- Raised access floors with integrated data and power floor boxes;
- Fully DDA compliant.

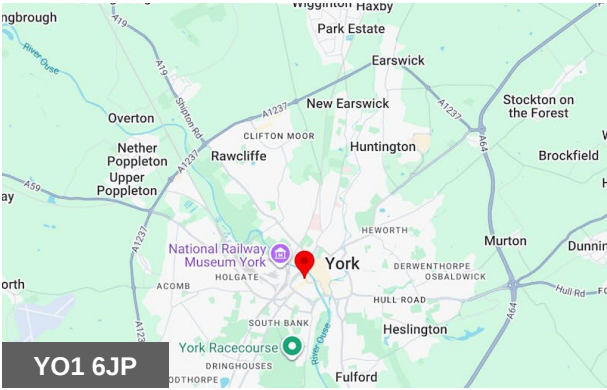
Location

The available office unit is located at the junction of Tanner Row with George Hudson/Rougier Street. The City Council's HQ at Station Rise is immediately together with the 5 star York Grand Hotel. Please see location plan.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Office Suite	2,900	269.42	Available
Total	2,900	269.42	



Viewing & Further Information



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