



To Let

First floor
23 Piccadilly
York, YO1 9NX

From 185 sq m to 454 sq m,
(2,000 sq ft to 4,885 sq ft approx.)

Good quality traditional offices
Close to York City Centre
Light and airy space
Potential to split
Competitive rent, £10.00 sq ft

Location

Piccadilly is part of the historic centre of York, close to the main retail area and particularly convenient for public transport. Public car parks are available nearby in the Coppergate Centre and adjoining the Castle. York station is within easy walking distance.

Description

The offices are on the first floor of a three storey building. The arrangement around a central courtyard provides a pleasant environment with good natural light. The layout also confers considerable flexibility and can be configured to provide two self-contained units with a range of floor areas. If the occupation of the floor is split there will be shared use of wc and kitchen facilities.

The specification includes suspended ceilings, recessed lighting and perimeter trunking, ceiling fans.

Accommodation

Open plan layout around four sides of an open courtyard

Minimum Floor Area **185 sq m (2,000 sq ft)**

Maximum Floor Area **454 sq m (4,885 sq ft)**

Lease

A new lease is available for a term of 5 years on effectively FRI terms. A shorter lease may be considered.

There will be a service charge to cover maintenance and cleaning.

Rent

The rent will be based on £10 sq ft exclusive of VAT

Rates

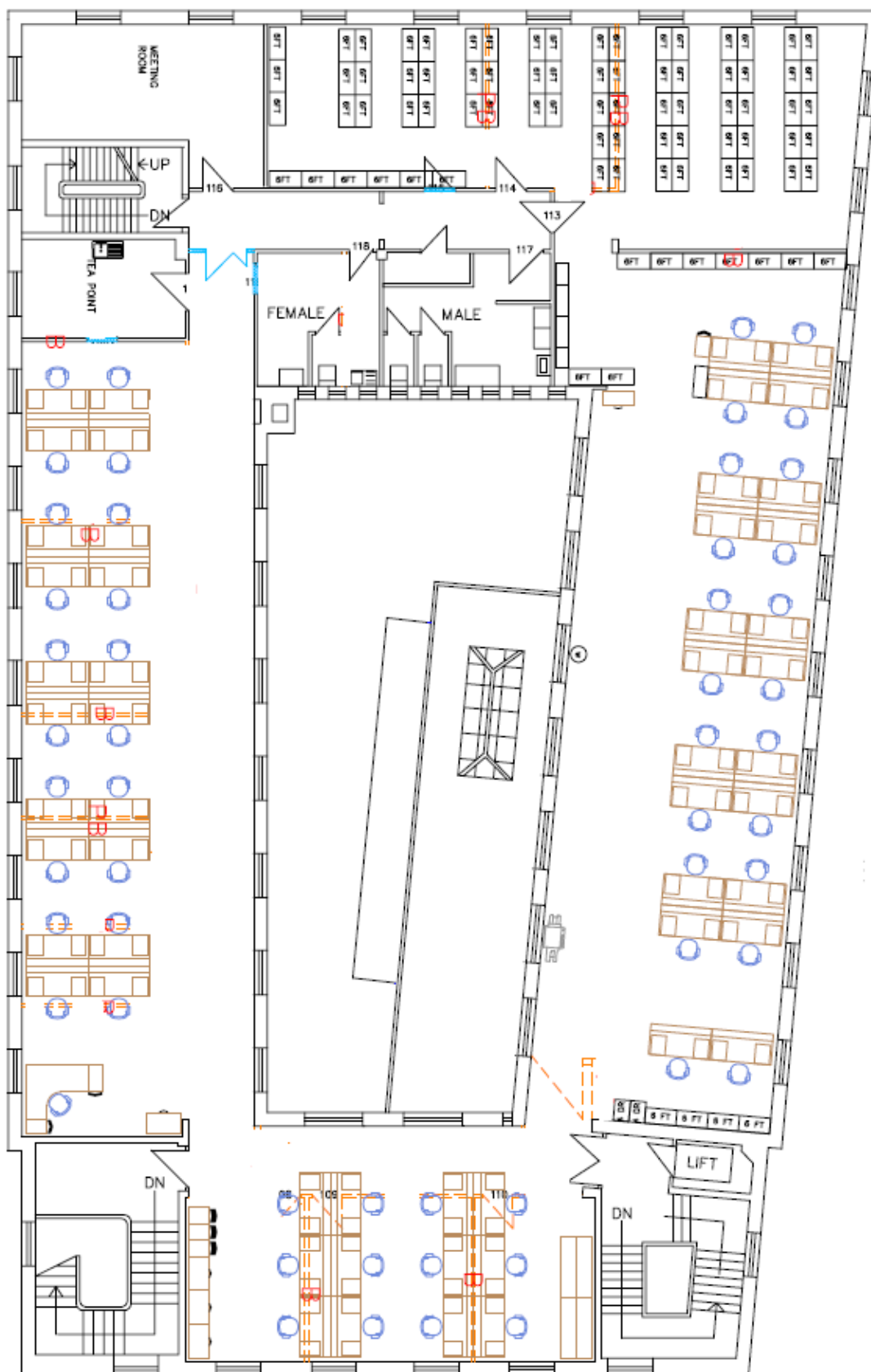
A new assessment will be required. Details of the existing Rateable Value for the whole building can be found on the VOA website. The part of the existing assessment relating to the first floor is approximately £37,000.

Viewing

For further information or to arrange a viewing contact John Burley 07949 154881 or joint agents BNP Paribas, Sarah Ritchie 07738 166663

18 Castlegate, York, YO1 9RP





YO1 9RP

briggsburley
Chartered Surveyors

PROPERTY MISDESCRIPTION ACT 1991 / MISREPRESENTATION ACT 1967

These particulars are believed to be correct but their accuracy cannot be guaranteed and they are expressly excluded from any contract.

01904 654438

www.briggsburley.co.uk

Energy Performance Certificate

Non-Domestic Building



H M Revenue & Customs
23 Piccadilly
YORK
YO1 9PG

Certificate Reference Number:
9518-3088-0444-0500-2191

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



..... Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ **133** This is how energy efficient the building is,

Technical Information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 1351
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 94.63

Benchmarks

Buildings similar to this one could have ratings as follows:

28

If newly built

81

If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

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