



# TO LET

63 Lawrence Street  
York  
YO10 3BU

85.13 sq m (916 sq ft)

- Just outside the City walls
  - Within easy walking distance of City Centre
  - Flexible accommodation
  - Car Parking spaces
- Rent £11,000 pa

## LOCATION

The property is situated just outside the City Walls on one of the main approach roads in to York and is close to the inner ring road. James Street business area is nearby and the property is within easy walking distance of the City Centre.

## DESCRIPTION

The premises are suitable as professional offices, health care, counselling or other uses requiring a number of individual offices in a self contained building.

## ACCOMMODATION

The accommodation is on ground and first floor;

Ground Floor:	2 offices & kitchen	49.01 sq m
First Floor:	3 offices	34.27 sq m
<b>Total</b>		85.15 sq m (916 sq ft )

## LEASE TERMS

A new lease is available for a period of 6 years although other terms will be considered.

## RENT

£11,000 per annum exclusive of Rates

## RATES

Rateable value                      £7,900

## COSTS

The tenant will be responsible for the reasonable legal costs of preparing the lease.

## VIEWING

By appointment with Briggs Burley.  
Telephone John Burley 07949 154881



18 Castlegate, York, YO19RP

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