



Blake House, St. Martins Lane, York £795

Beautifully fitted-out serviced office accommodation, located within an attractive period building on a charming street within the heart of York City Centre.

The office is available for £795 pcm + VAT on an all inclusive basis (excluding wifi) on a minimum contractual term of 6 months.

Available 01 September 2022.

DESCRIPTION

Excellent serviced office accommodation located on the ground floor of an attractive period building, suitable for up to 4 people, benefitting from the following:

- 24/7 access
- Tea, coffee and milk provided
- 2 free hours use of the meeting room per month
- Half price meeting room use after that

LOCATION

The property is nestled on St Martins Lane, York, a quaint cobbled street off the ever-popular Micklegate.

Micklegate is a thriving area of the city, popular with a range of independent retailers, cafes and eateries.

York train station is only a short walk away and Micklegate provides excellent transport links generally. There are a number of car parks within a short distance from the property.

SERVICES

All services are included within the monthly rent, excluding wifi, which is available at an additional cost.

TERMS

The office is available for £795 pcm + VAT on an all inclusive basis on a minimum contractual term of 6 months.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Asset Rating of E 104. A full copy of the EPC is available upon request.

VIEWINGS

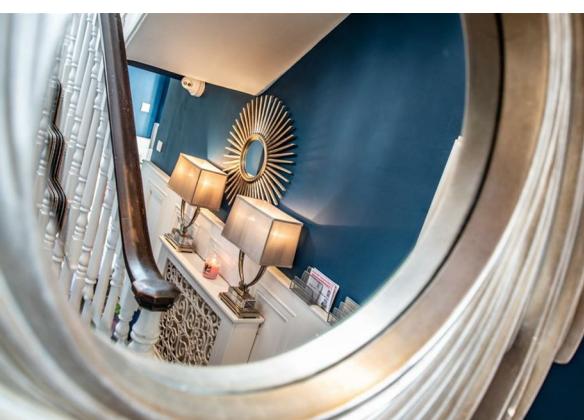
Viewings strictly by appointment - contact Stephensons Estate Agents.

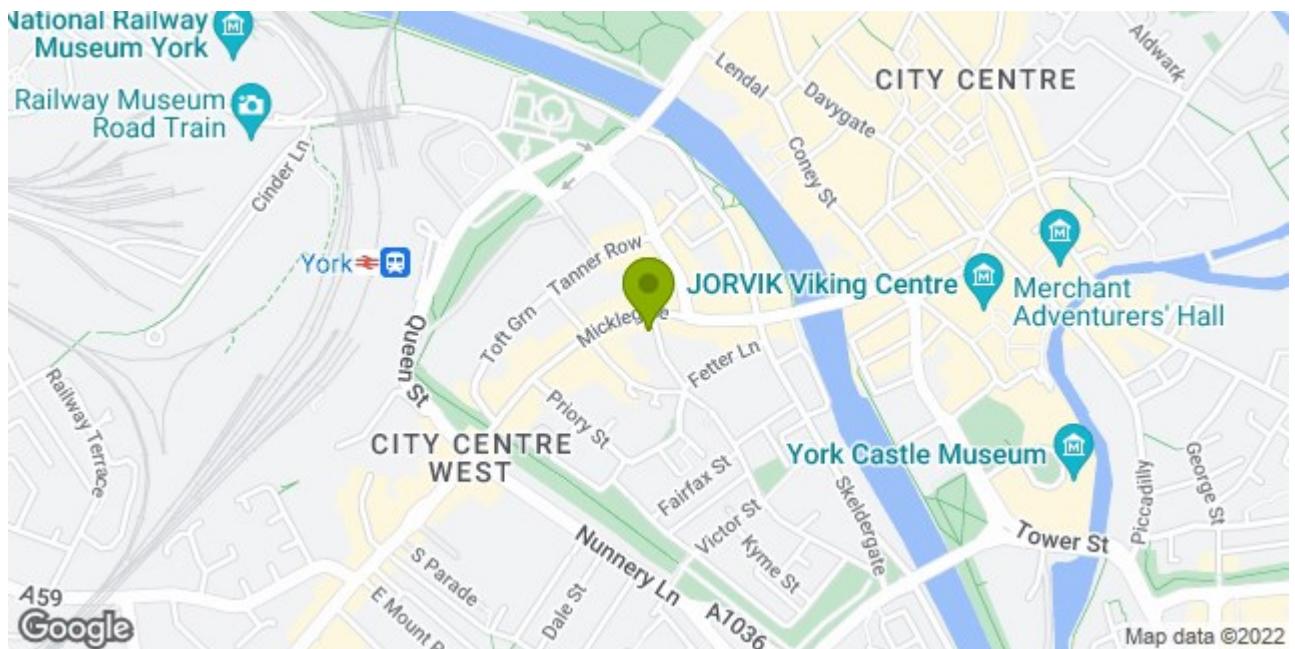
VALUE ADDED TAX

VAT is payable on the rent at the prevailing rate.

DATE PREPARED

June 2022





Stephensons

York	01904 625533
Knaresborough	01423 867700
Selby	01757 706707
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York Auction Centre	01904 489731
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Partners

J F Stephenson MA (cantab) FRICS FAAV
I E Reynolds BSc (Est Man) FRICS
R E F Stephenson BSc (Est Man) MRICS FAAV
N J C Kay BA (Hons) pg dip MRICS
O J Newby MNAEA
J E Reynolds BA (Hons) MRICS
R L Cordingley BSc FRICS FAAV
J C Drewniak BA (Hons)

Associates

CS Hill FNAEA
N Lawrence

