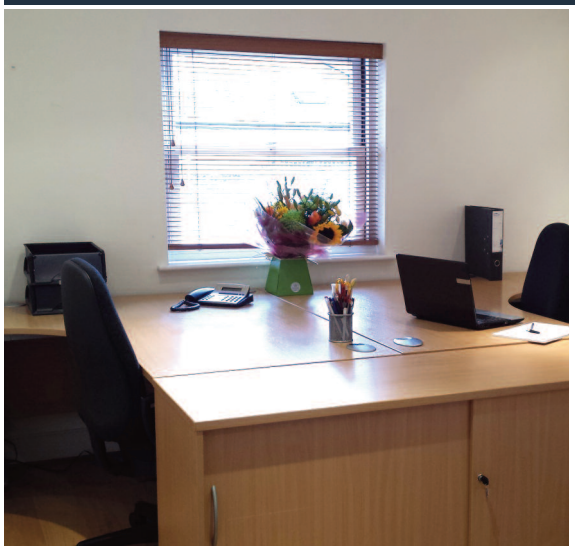
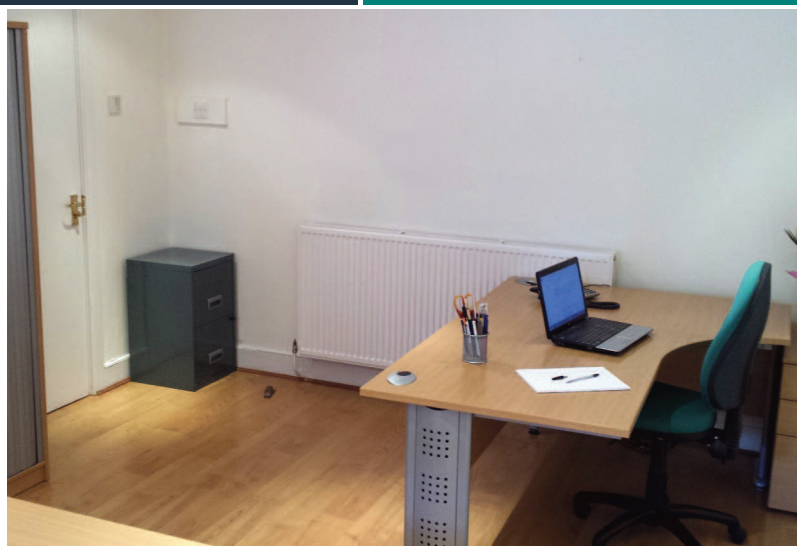
Office To Let

105 The Mount
York
YO24 1GY





Available immediately - a ground floor office in a three-storey period building located between York city centre and the racecourse. This is a prestigious address, and will appeal to a small professional business looking for impressive accommodation. The office is ten minutes' walk from the city centre and York railway station.

The unfurnished room is 200 sq ft, at the rear of the property.

RENTAL PRICE: £550.00+VAT PER MONTH INCLUSIVE OF HEAT & LIGHT COSTS

Details:

3.66m max x 5.1m max; window to rear, spotlights to ceiling, wood strip floor covering 18.7sq m (200sq ft).

Terms:

The office is available with heating and lighting included. Business rates and telephone are NOT included. The accommodation is available on six months licence agreements and interested parties will need to provide appropriate references. Reasonable use of a conference room is available free of charge based on a central booking system.



Parking:

Parking is available at £500+VAT per parking space, per annum.

Contact:
Anneliese Marshall, PA to directors of The Partners Group, on 01904 610077 or email: anneliese@partners-group.co.uk

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PR & marketing communications

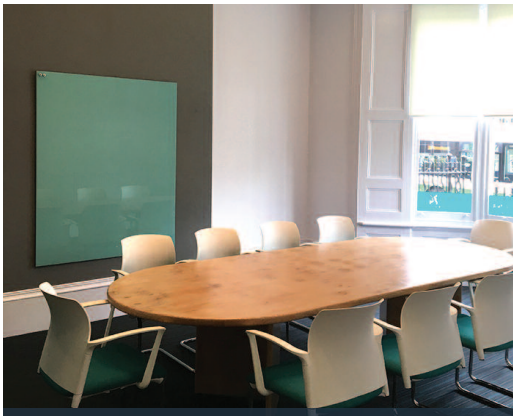
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Rear entrance


Front entrance


Conference room

Notes:

(i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
(ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given having (for the purpose of the Property Misdescriptions Act 1991) taken all reasonable steps to avoid committing an offence. Nonetheless such statements do not constitute any warranty or representation by the vendor and are accurate only to the best of present information and belief of the vendor/lessor;
(iii) any mechanical or electrical device listed has not been tested and cannot be guaranteed. Similarly services have not been tested and cannot be guaranteed. Charges may be payable for service connections;
(iv) it is the responsibility of any intending Purchaser/Lessee to satisfy himself as to the basis upon which he makes any offer. The making of any offer for the property will be taken as an admission by the intending Purchaser/Lessee:-
(a) that he has relied solely on his own judgement and/or that of his advisers;
(b) that, to the extent that he has not personally verified the information in these particulars, he has noted and accepted the qualification and disclaimer set out above;
(c) that in entering any contract pursuant to any such offer, he shall have relied solely upon his own inspection and enquiries and the terms of such contract;
(v) these particulars are supplied to interested parties and the recipient of them will be deemed to irrevocably agree:-
(i) to treat all information in strictest confidence and not to divulge it to any other party except a professional adviser;
(ii) to make no approach to the vendors or lessors or their staff in any way;
(iii) to undertake to conduct all contact and negotiations through Wiles Ltd;
(iv) to submit any offer in respect of this property to Wiles Ltd, solely;
(v) that they are provided in advance of any negotiations taking place and are so on the understanding that they are binding;
(vi) that in the event of a party proceeding with a purchase and/or letting in breach of any of the aforementioned, that party agrees to be liable and responsible for the commission fee and expenses of Wiles Ltd as would be due from the vendor/lessor;
(vii) it is a condition of sale that any party making an offer which is accepted, will be required to lodge a refundable deposit amounting to 2% of the agreed price (subject to a minimum of £2,500) with the Selling Agents, who will hold such monies as stakeholder, and account for it upon completion of sale. This will be in accordance with the rules and regulations of the Royal Institution of Chartered Surveyors.

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