

**SYCAMORE HOUSE**  
**NORTHMINSTER BUSINESS PARK**  
**YORK YO26 6QR**

Superb Ground Floor Offices



Established business area close to a range of amenities and services.

- Excellent office units with a contemporary design
- Ideal for small businesses and start ups
- Easy access to main road network
- Walking distance from railway station
- Pleasant landscaped working environment

**TO LET**

By assignment or sub-letting

MCBEATH PROPERTY CONSULTANCY LIMITED

CHARTERED SURVEYORS, AGENTS, VALUERS, DEVELOPMENT CONSULTANTS  
PROPERTY AND LAND SALES, LETTINGS, ACQUISITIONS, APPRAISALS, RENT REVIEWS

2 CLIFTON MOOR BUSINESS VILLAGE, JAMES NICOLSON LINK, YORK, YO30 4XG

TEL 01904 692 929 FAX 01904 690 488 WEB [mcbeathproperty.co.uk](http://mcbeathproperty.co.uk)

REGISTERED IN ENGLAND NO. 5491610

**M|P|C**



### **LEASE TERMS**

The Property is available by assignment or sublease of a lease that expires in May 2015. The passing rent is £12,288 per annum excluding VAT and service charge

### **SERVICE CHARGE**

A Service Charge is payable to cover the cost of servicing and maintaining the internal and external common areas

### **RATES**

Interested parties are requested to make their own enquiries in this regard.

### **VIEWING**

Strictly by appointment with the sole agents Tel: 07725 416002 or 01904 692929



Sycamore House



MCBEATH PROPERTY CONSULTANCY LIMITED

CHARTERED SURVEYORS, AGENTS, VALUERS, DEVELOPMENT CONSULTANTS  
PROPERTY AND LAND SALES, LETTINGS, ACQUISITIONS, APPRAISALS, RENT REVIEWS

2 CLIFTON MOOR BUSINESS VILLAGE, JAMES NICOLSON LINK, YORK, YO30 4XG

TEL 01904 692 929 FAX 01904 690 488 WEB [mcbeathproperty.co.uk](http://mcbeathproperty.co.uk)

REGISTERED IN ENGLAND NO. 5491610

M|P|C



# NOTES

## IMPORTANT NOTICE

McBeath Property Consultancy Ltd, their clients and any joint agents give notice that:

They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and McBeath Property Consultancy Ltd have not tested any services, equipment or facilities.

Purchasers must satisfy themselves by inspection or otherwise.