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Blacks
PROPERTY CONSULTANTS





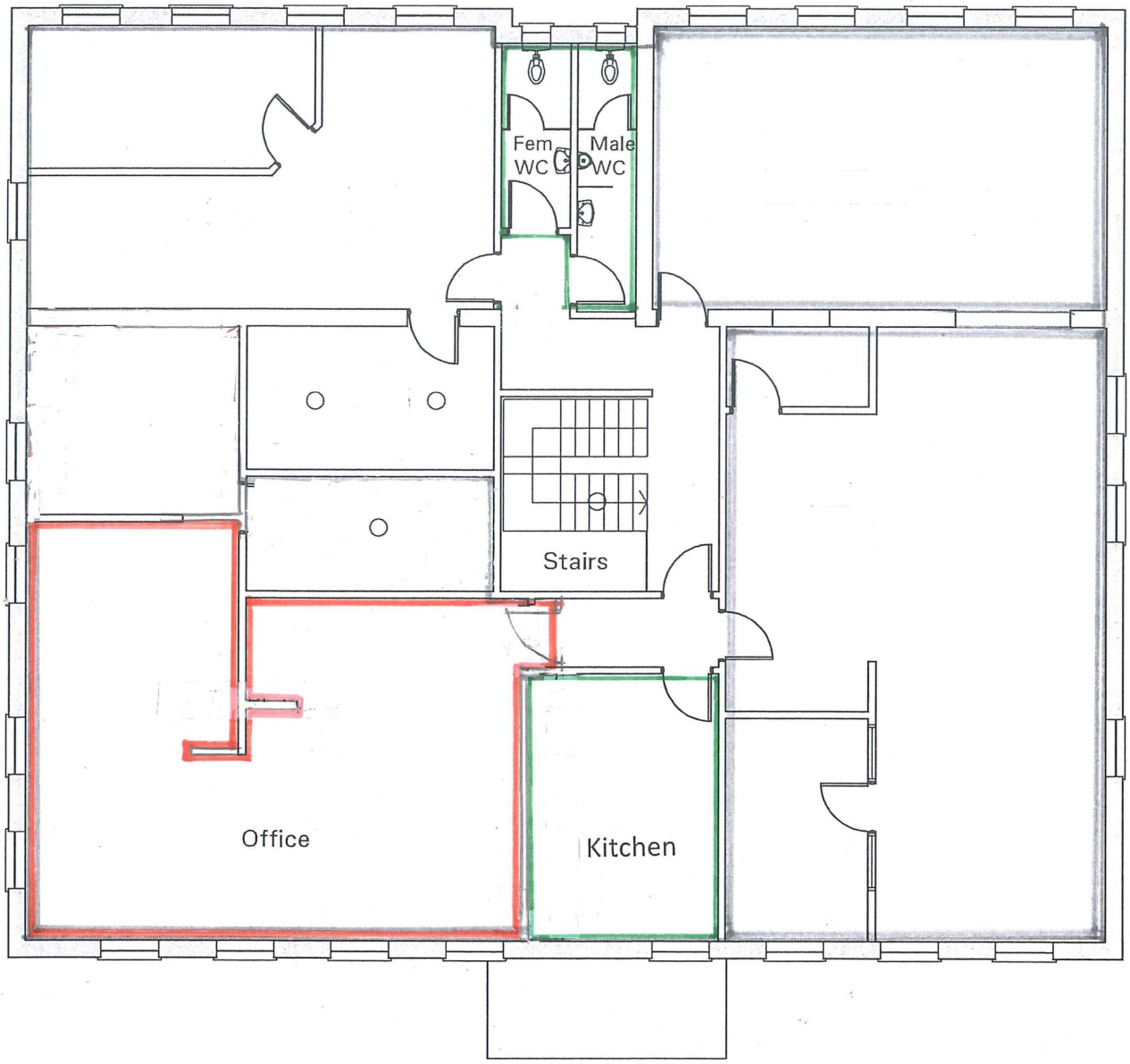
First Floor Office Suite - York House
Outgang Lane Osbaldwick
York YO19 5UP

- Approx. 610sq.ft./56.67sq.m. part serviced, comfort-cooled, first floor office suite - ideal for the small business.
- Monthly fee includes, business rates, light, power & water charges, external window cleaning, on-site parking with visitor spaces.
- Fee £950/p.c.m. - payable by standing order. No VAT.
- Within the Outer Ring Road and easily accessed off Hull Road (A1079) and Link Road, east of the City Centre.
- Short-term occupancy agreement - 12 months with ability to break by 3 months written notice after initial six months.
- Occupiers contribute £150 towards the cost of the initial occupancy agreement.

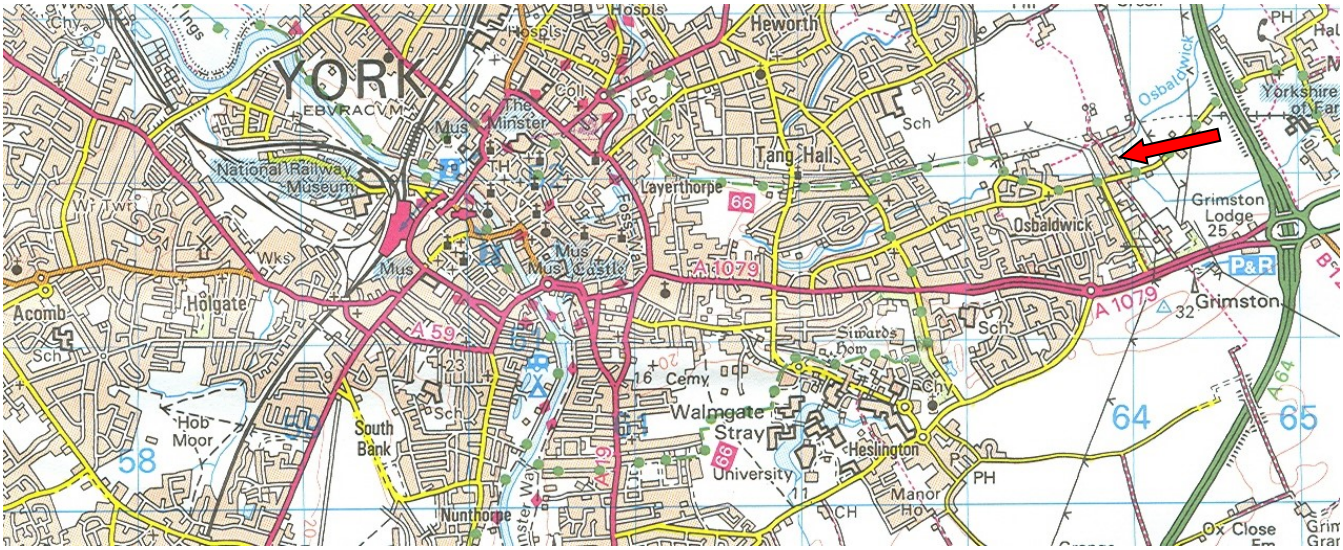
Inspections - Prior appointment needed

Email: enquiries@blacksproperty.com Tel: 01904 679733

FLOOR PLAN - FIRST FLOOR



LOCATION PLAN





Shared Kitchen Facility



First Floor Landing



Visitor Reception



Entrance/Car Parking

IMPORTANT NOTICE

These particulars and photographs are provided subject to the following terms:- **1.** They are for general guidance only and do not constitute the whole or any part of an offer or contract. No employee of Blacks has any authority to make or give any representation or warranty or enter into any contract. **2.** Dimensions are approximate only and descriptions are given without responsibility on the part of Blacks or the Vendors or Lessors. Reference to plant, machinery, services, etc., does not constitute a representation of the adequacy, efficiency or condition. **3. All references to prices, rent, etc., exclude VAT which may apply and any offer made will** be assumed to be VAT exclusive. **4.** Dimensions, rating assessments, occupancy of the subject or adjoining property, etc., may from time to time change. Personal inspection, enquiry, and the taking of independent advice is imperative before a contract is entered into. **5.** Current availability of this property should be checked before traveling to view.

Email: enquiries@blacksproperty.com **Tel: 01904 679733**