

REEVES
CHARTERED SURVEYORS



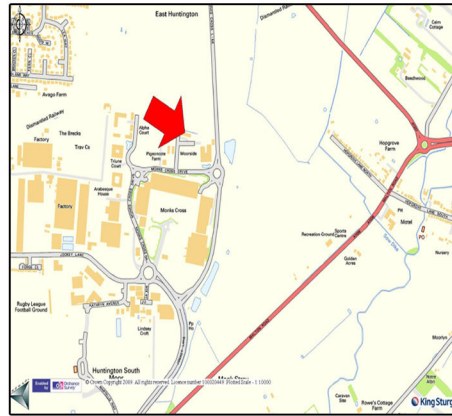
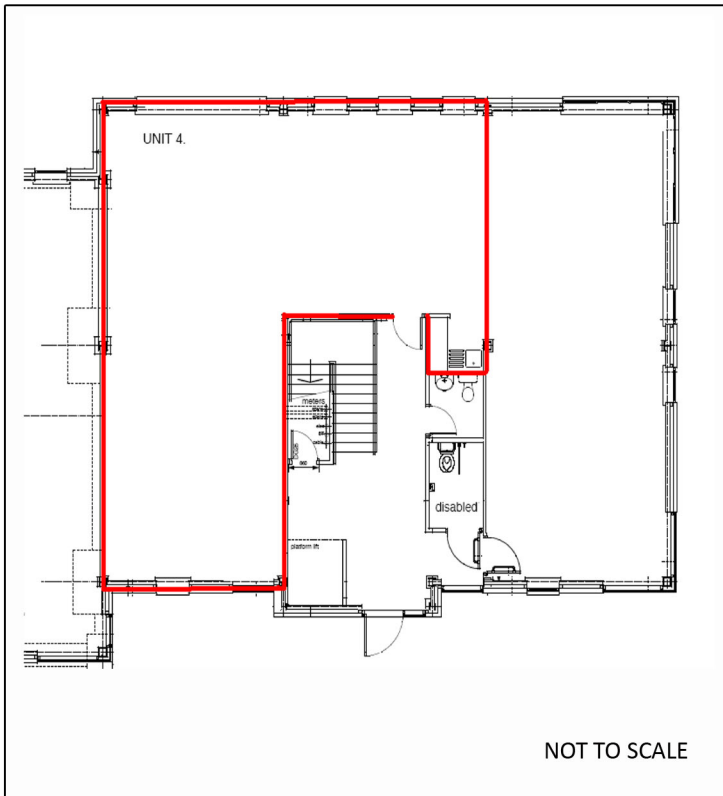
TEL: 01904 682804
FAX: 01904 682808

www.reevesandco.com
info@reevesandco.com

TO LET

Omega 4, Monks Cross Drive, Monks Cross, York, YO32 9GZ

High quality comfort cooled offices with good parking.
1,320 ft²



LOCATION

The offices are located at Monks Cross, just 2 miles from York city centre and adjacent to Monks Cross Retail Park thereby providing extensive retail and leisure facilities.

Other nearby facilities include a leisure club with swimming pool and a Park & Ride for access to the city centre and railway station.

ACCOMODATION

The offices comprise a net internal floor area of 1,320ft². Interested parties should seek their own clarification on these areas.

CAR PARKING

5 onsite car parking spaces are available with the suite.

TERMS

The offices are available to let on flexible lease terms. Quoting rental available upon application to the sole agent.

RATES

The offices are to be seperately assessed.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction.

VIEWING

For further information and/or to arrange a viewing please contact:
Max Reeves
max-reeves@helmsley.co.uk
01904 682804

Alternatively please contact our joint letting agent, King Sturge.
Richard Thornton
richard.thornton@kingsturge.com
0113 2355 269

DESCRIPTION

Omega comprises a very high quality office development comprising 4 self-contained buildings. The ground floor of Unit 4 is available and benefits from the following specification:

- Comfort cooling
- Raised access floors
- Suspended ceilings with integral lighting
- Fully carpeted
- Quality WC and shower facilities
- Kitchen facilities
- Fully DDA compliant
- Dedicated onsite car parking

MAY 2010, SUBJECT TO CONTRACT

TEL: 01904 682804
FAX: 01904 682808

www.reevesandco.com
info@reevesandco.com

IMPORTANT NOTICE
Reeves & Co. Promise



Reeves & Co. do not seek to avoid our responsibilities under the Misdescriptions Act, in any way. We do our best to ensure all details are accurate, but it is not possible to guarantee everything in the sales particulars is exactly as stated. Our staff have been trained to ensure the information provided is as detailed and accurate as possible but: We have not carried out legal checks concerning issues such as rights of way, covenants, easements, footpaths, wayleaves nor planning permissions which may effect the property. Plans may not be to scale and are for identification purposes only. Areas should be double checked by interested parties. Only items included in the details are included in any sale or letting. All else is excluded, regardless of their inclusion in any photograph or plan, unless otherwise stated in writing. Not all of our staff have inspected every property and therefore everything stated verbally by any of our staff must not be relied on, unless the matter is confirmed in writing. We have not checked or guaranteed the condition of any equipment, appliance, services etc. to the property. Neither have we checked for environmental contamination or major defects and an interested party must rely on their own investigations of these issues. If any item of any issue (which is included or not in these particulars) is of importance to your interest in these premises, please ask us for more details. In the event of any dissatisfaction we have an in-house complaints procedure. We will consider why you may be dissatisfied and we will respond formally. In the event our explanation is not satisfactory we will advise you of the options open to you including mediation, arbitration or civil action by which you may pursue your complaint.