

**TOLET** Unit 1, Triune Court, Monks Cross, York, YO82 9GZ

**484.20 to 969.20 Sq M (5,212 - 10,433 Sq Ft)**

**Grade A office accommodation. Situated on York's premier business park with dedicated on site car parking**

**REEVES**  
CHARTERED SURVEYORS

#### LOCATION

Triune Court is located on Monks Cross North, one of York's premier business parks, situated off the A1237 Outer Ring Road. Monks Cross North is conveniently positioned to provide easy access to the A64 which is within a 2 mile drive from the building. York City Centre is approximately 3 miles to the South and can be accessed easily by the Monks Cross Park & Ride bus service or by car. Monks Cross North is a popular business environment given its easy access and the range of amenities that the adjacent Shopping Centre provides.

#### DESCRIPTION

Triune Court is a purpose built office development built around a landscaped courtyard and comprising of 4 units which are let to Trustmarque Solutions, The Royal British Legion and Agility Multichannel Ltd. Unit 1 provides Grade A office accommodation which is generally open plan, with some managers offices, meeting rooms and breakout space. The office is to let either as a self contained building or on a floor by floor basis.

#### SPEC

- . Grade A office accommodation
- . Passenger lift
- . Raised Access Floors
- . Carpet Tile Flooring
- . Floor Boxes with data cabling
- . Suspended Ceiling
- . Recessed Category II lighting
- . Comfort Cooling

#### ACCOMODATION

Description	Sq M	Sq Ft
Ground Floor	484.20	5,212
First Floor	485.00	5,221
TOTAL	969.20	10,433

#### VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

#### CAR PARKING

Unit 1 Triune Court has the benefit of 26 dedicated on site car parking spaces.

#### TERMS

Unit 1 Triune Court is available either on a floor-by-floor basis or as a whole. The accommodation is available To Let by way of either assignment or sublease of our client's lease expiring 1 April 2018 (tenant break on 31 March 2013 & 2016). Alternatively a new lease may be available direct from the Landlord.

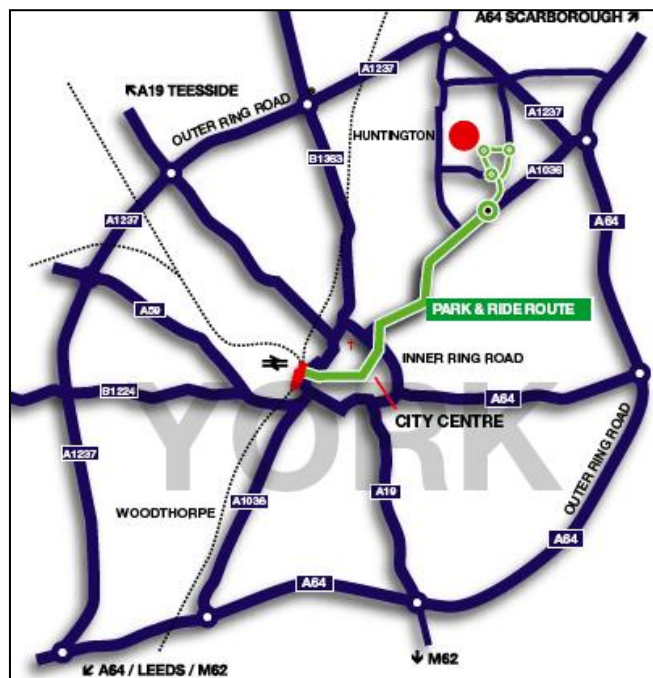
#### VIEWING

For further information and/or to arrange a viewing please contact:

Max Reeves of Reeves and Co.

E-mail: [info@reevesandco.com](mailto:info@reevesandco.com)

☎ 01904 682804



#### REEVES AND CO. LIABILITY

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. Please request our disclaimer for full details. The terms quoted will be subject contract and the landlord's approval.

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