



Alpha Court



Unit 3

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**REEVES & Co**

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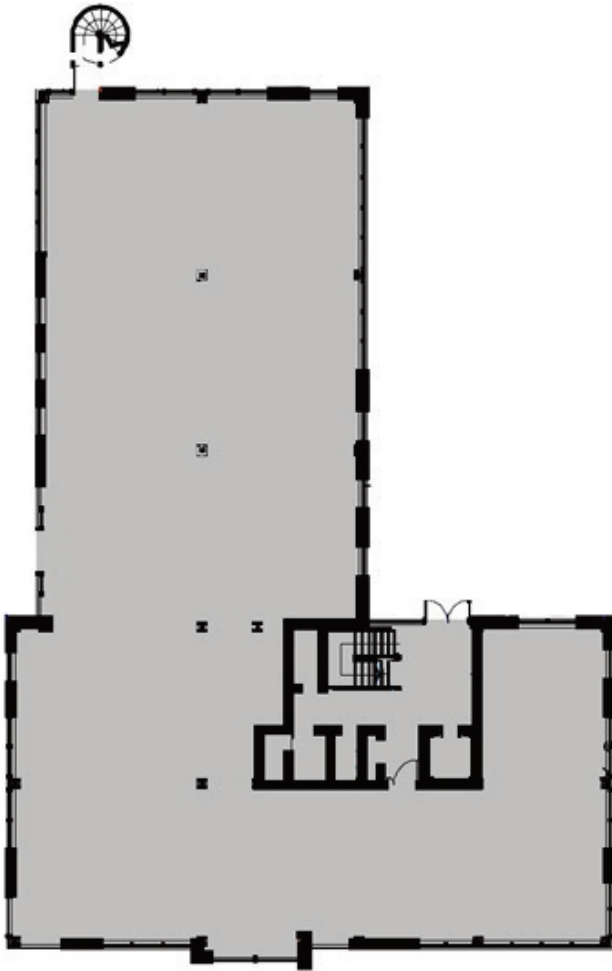
**TO LET**

**Unit 3, Alpha Court, Monks Cross, York**

High quality office accommodation on York's premier out-of-town business park

Availability from 5,000 – 10,000 sq ft (464.5 – 929 sq m)

Highly desirable office location • Easy access to York ring road and surrounding road network  
Good car parking ratios



#### DESCRIPTION

Unit 3 Alpha comprises a functional self-contained office building of a very high standard. The property benefits from lift access, separate WC facilities and air conditioning throughout. Alpha Court is a modern office development located on the popular Monks Cross Retail and Business Park. Unit 3 is the only office of this size available at Monks Cross, which is testament to the popularity of the location.

Alpha Court is accessed through a private entrance barrier into nicely landscaped grounds making it an attractive setting. Internally Unit 3 comprises an effective mix of open plan and partitioned office accommodation. The ground floor of Unit 3 is partitioned to provide a mix of functional meeting rooms and office accommodation. The first floor is predominantly open plan. Additional car parking can be provided in the adjacent Minster Baywatch car park subject to separate negotiation.

JANUARY 2012, SUBJECT TO CONTRACT

#### LOCATION

Unit 3 Alpha is situated approximately two miles North East of York city centre, next to Monks Cross Shopping Park.

The property allows for convenient access to York city centre by way of the Park and Ride (every 10 minutes). The local and regional road networks are easily accessible from Unit 3 Alpha, which is near to the A1237, York outer ring road and within close proximity to the A64 dual carriageway giving easy access to the A1/M and A59 for Leeds and Harrogate.

#### FACILITIES

- Full WCs including disabled facilities and shower
- Disability access
- Suspended ceilings
- Air conditioning
- Effectively partitioned workspace
- Remote entry door access

#### ACCOMMODATION

The accommodation provides a floor area of approximately 10,000 sq ft (929 sq m).

#### CAR PARKING

The property benefits from 34 car parking spaces.

#### RATES

Interested parties should make their own enquiries with the appropriate authority regarding rates payable.

#### LEASE TERMS

The property is offered to let by way of a new full repairing and insuring lease on flexible terms to be negotiated.

#### SERVICE CHARGE

Unit 3 Alpha is subject to an annual service charge for maintenance of the communal areas. Details available upon request.

#### VIEWING

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

Max Reeves of Reeves & Co.

Email: max-reeves@helmsley.co.uk

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