

York

14/15 PARLIAMENT STREET

**PRIME CLASS E
OPPORTUNITIES**

**HIGH
FOOTFALL
LOCATION**

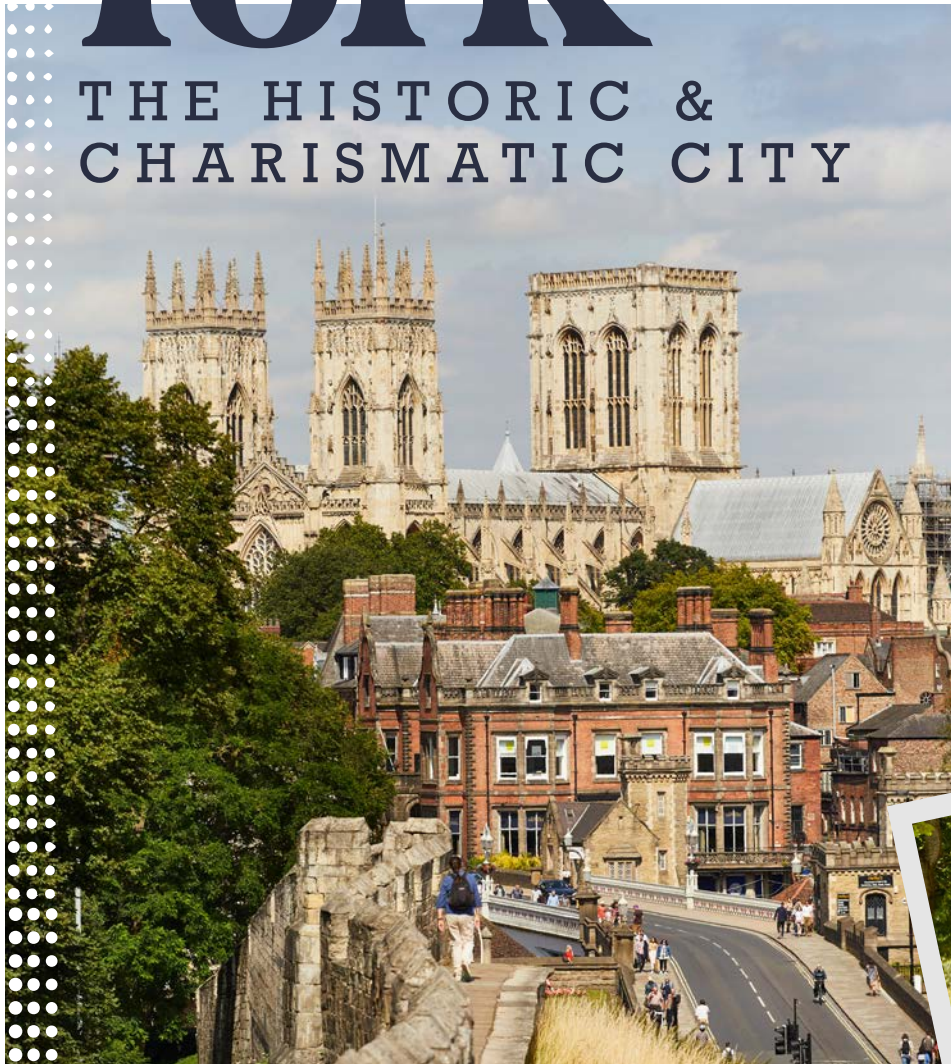
**EXTREMELY
PROMINENT
CORNER UNIT**

**VARIETY OF
CONFIGURATIONS
FROM 400 - 12,000 SQ FT**



York

THE HISTORIC &
CHARISMATIC CITY



York is an important and thriving regional commercial & business hub in the north of England, renowned for its vibrant culture, historical architecture and general quality of life.



THE CITY ATTRACTS AN IMPRESSIVE 6.9 MILLION VISITORS EACH YEAR AND IS ALSO HOME TO A MAJOR UNIVERSITY.



**UNESCO CITY
OF MEDIA & ARTS**

**UK'S 1ST
GIGABIT CITY**

**UK'S FOUNDING
SCIENCE CITY**



**UNIVERSITY
of York**

YORK IS ALSO EASILY ACCESSIBLE, SITUATED IN CENTRAL YORKSHIRE, 26 MILES (42KM) NORTH-EAST OF LEEDS, 23 MILES (37KM) EAST OF HARROGATE AND 41 MILES (66KM) NORTH-WEST OF HULL. LONDON IS 215 MILES (346KM) TO THE SOUTH.

York is one of the UK's northern 'power hubs', with a robust local economy and strong demographics boosted by a popular and lucrative tourist industry.

A powerful business hub the city supports more than **114,000 jobs** and **contributes around £5bn of value to the national economy**. The service sector accounts for 61% of total employment with major companies such as **Aviva, CPP Group** and **Hiscox Insurance** located in the area. There is also a large representation of Public Sector workers in the city with many agencies relocating in the 1990's including the **CPS** and **DEFRA**. Other major employers include **York City Council**, the **University of York**, **DWP** and the **MOD**.

York has an estimated **population of 207,094** and a primary catchment of 488,000 persons. The city benefits from a strong University presence with the current student population estimated to be circa 23,900. The city boasts an affluent demographic profile, with a significantly above average representation of the adult population being within the most **affluent AB&C social grouping**.



207,094
POPULATION



23,900
STUDENTS



114,000
JOBS

Location

14/15 Parliament Street occupies an extremely prominent corner location fronting onto the semi pedestrianised Parliament Street.

NEARBY OCCUPIERS INCLUDE:
PRET A MANGER, HSBC, NATIONWIDE BUILDING SOCIETY, SCHUH, DEICHMANN AND BROWNS OF YORK DEPARTMENT STORE.



The Opportunity

A UNIQUE OPPORTUNITY TO SECURE WELL CONFIGURED UNITS, RANGING FROM 400 - 12,000 SQ. FT. UNITS CAN BE SUBDIVIDED AND TAILORED TO OCCUPIER REQUIREMENTS.

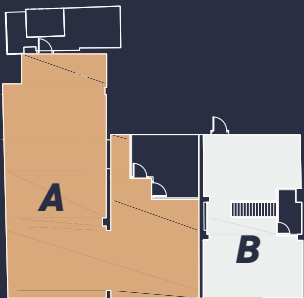
OPTION 1

UNIT A
Internal width 41 ft 6
Ground floor 3,108 sq ft
First floor 1,620 sq ft

UNIT B
Internal width 19 ft
Ground floor 465 sq ft
First floor 647 sq ft



GROUND FLOOR



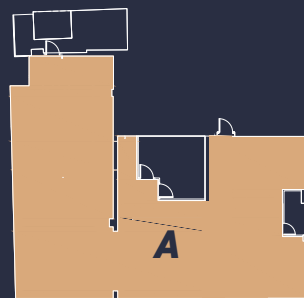
FIRST FLOOR

OPTION 2

UNIT A
Internal width 63 ft 11
Ground floor 3,734 sq ft
First floor 2,303 sq ft



GROUND FLOOR

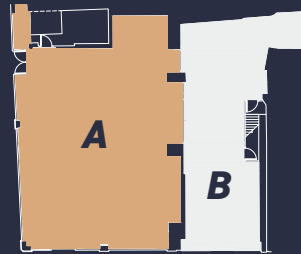


FIRST FLOOR

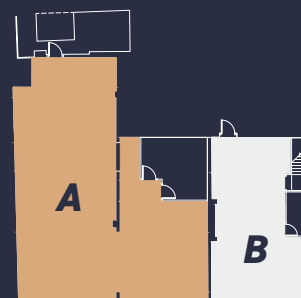
OPTION 3

UNIT A
Internal width 41 ft 6
Ground floor 2,229 sq ft
First floor 1,621 sq ft

UNIT B
Internal width 19 ft
Ground floor 1,327 sq ft
First floor 632 sq ft



GROUND FLOOR



FIRST FLOOR



York

14/15 PARLIAMENT STREET



TERMS

The premises are available subject to vacant possession by way of new effectively full repairing and insuring lease, for a term of years to be agreed.

COMMENCING RENT

Upon application.

SERVICE CHARGE

To be determined dependent upon the nature of any reconfiguration.

EPC

A current EPC report is available upon request. On a subdivision basis individual EPCs will be provided.

PLANNING

All plans and floor areas referenced in this brochure remain subject to planning.

VIEWING

All viewings must be made via sole agents Green & Partners.

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MISREPRESENTATION ACT:

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OCTOBER 2020

