



1731 ~ 2025

The White House

10 CLIFTON,
YORK YO30 6AE

FOR SALE



A stunning 5,000 sq ft self contained fully refurbished office building



Offering approximately 5,000 sq ft of internal space together with private secure on site parking for a minimum of 6 cars, including 2 EV charging points.

The White House was originally constructed in 1731 and was initially commissioned as a residential townhouse. In 1970, the White House was listed as a Grade II building by Historic England due to its stunning Georgian and Victoria architecture features and has been occupied under its current commercial use since the late 1980's.

The White House was substantially refurbished in 2024, both internally and externally to provide a high-quality working environment for the benefit of staff in a mixture of open plan workspace, private offices, meeting rooms and a stunning ground floor board room. The WC facilities have been substantially upgraded and a new kitchen/breakout area and exercise studio have been added.



LED Lighting throughout



Part comfort cooling



Gym / exercise studio



EV charging



Full fibre broadband



Covered bike storage

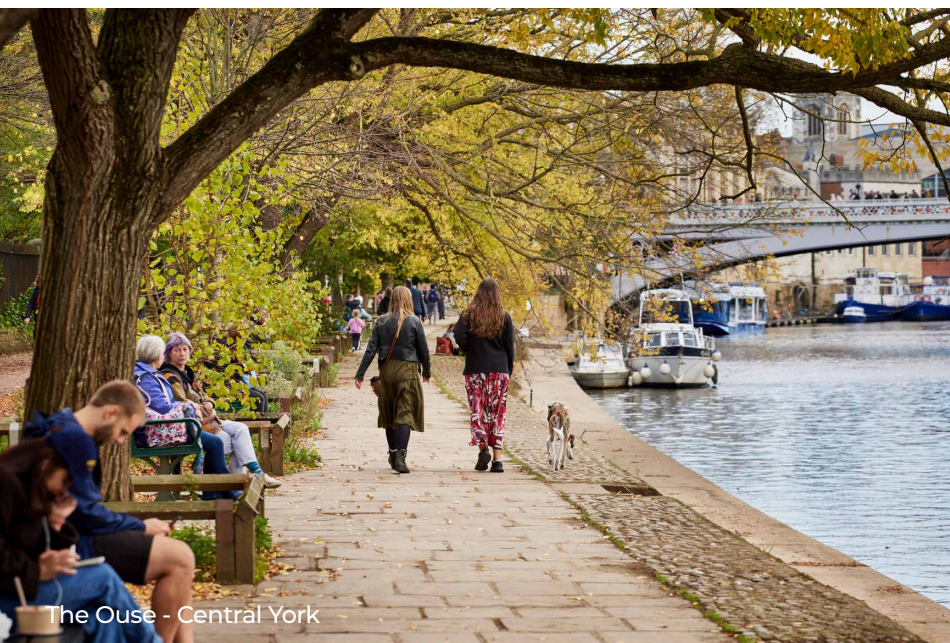
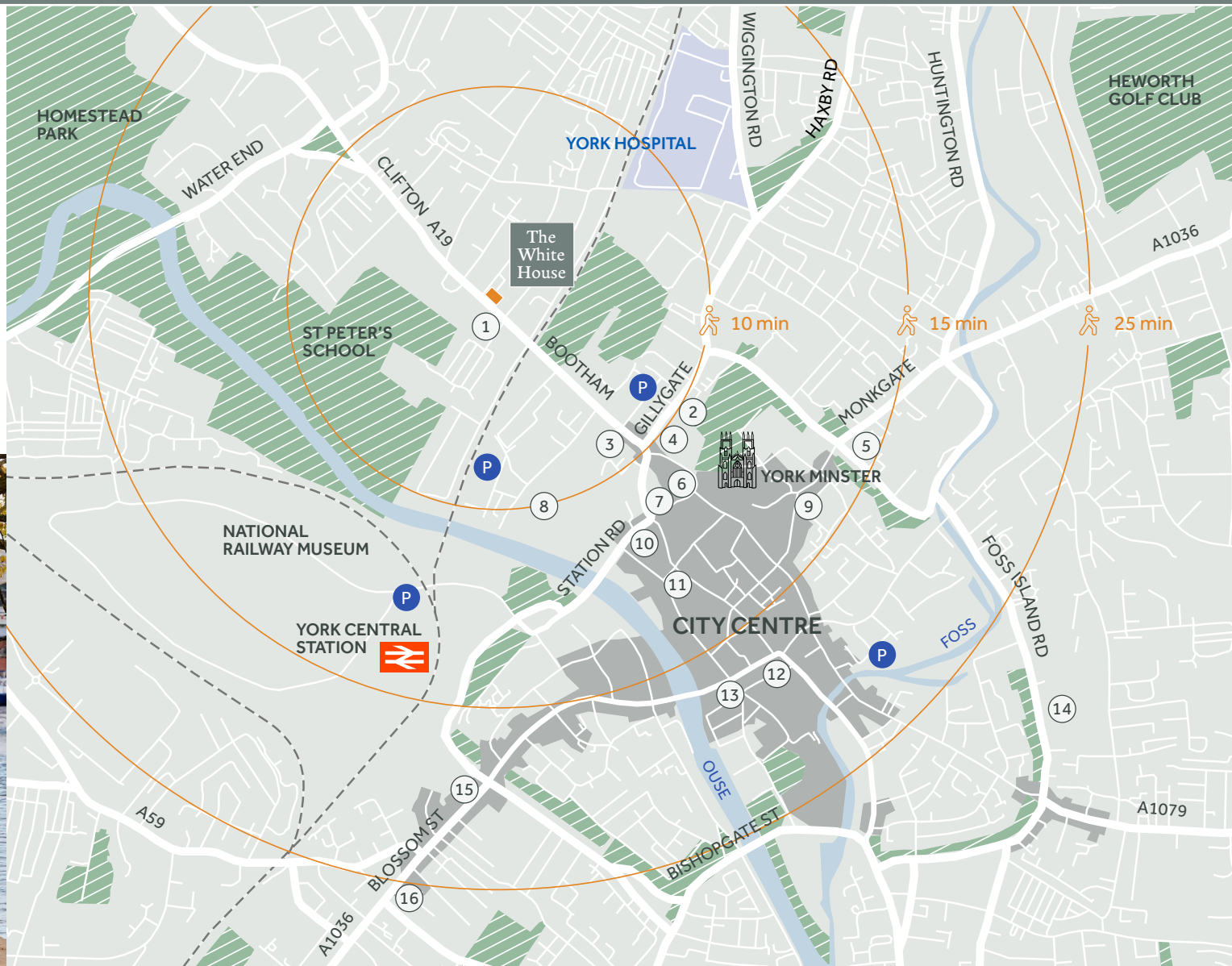




The White House is only a short walk from the famous Minster and 0.7 miles to the York train station.

The White House, York is a beautiful Grade II listed Georgian building situated on Clifton / Bootham, which forms part of the principal northern arterial (A19) route connecting the ancient city walls at Bootham Bar with the York outer ring road A1237 approximately 2 miles to the north.

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|-----------------------|-----------------------|
| 1. The Spa | 9. Coffee Culture |
| 2. Mamma Mia Bistro | 10. Brew & Brownie |
| 3. York Art Gallery | 11. Betty's Tea Rooms |
| 4. Cafe No.8 | 12. Jorvik |
| 5. Hilton York | 13. Grand Opera House |
| 6. Dean Court Hotel | 14. Waitrose |
| 7. York Theatre Royal | 15. Premier Inn |
| 8. Yorkshire Museum | 16. Hotel Du Vin |



The Ouse - Central York

General specification and key features.

- Full Fibre Connection.
- New LED and Feature Lighting throughout.
- Comfort Cooling in part 2nd floor offices.
- Excellent natural lighting.
- High Quality Board Room / meeting rooms.
- New High Quality Kitchen & Breakout area.
- Gym / exercise studio.
- Minimum 6 on site car parking spaces in secure rear court yard.
- 2 EV Charging Points.
- Covered Cycle storage.

EPC.

The premises have been assessed to have a rating of D88. Energy Performance Certificates are available on request.



For illustrative purposes only.



Accommodation

Schedule of areas	sq ft	sq m
Ground floor	1,645	152.8
First floor	1,760	163.5
Second floor	920	85.5
Basement storage	255	23.7
Attic storage	490	45.5
Total	5,070	471

NB The office space has been calculated on a net internal basis, perspective purchaser's must satisfy themselves as to their accuracy.

VAT

All figures quoted are exclusive of VAT. VAT may be charged at the prevailing rate, your legal advisor should verify.

Tenure

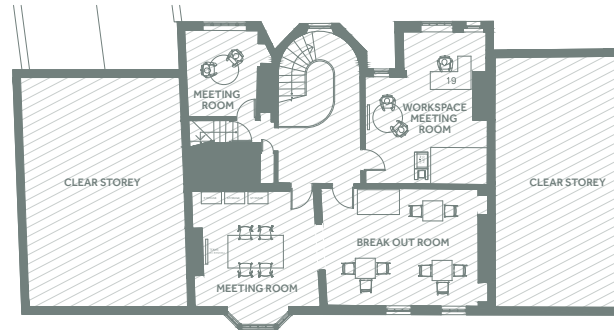
Freehold.

Rateable Value

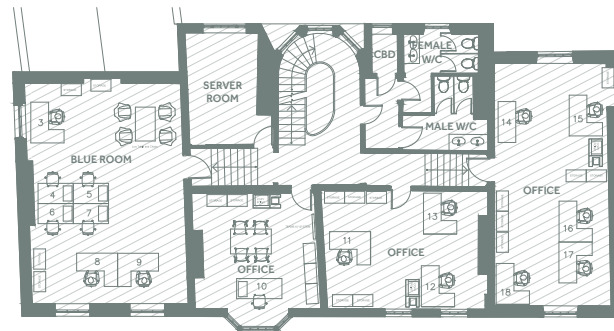
We have been advised that the rateable value is £40,000.



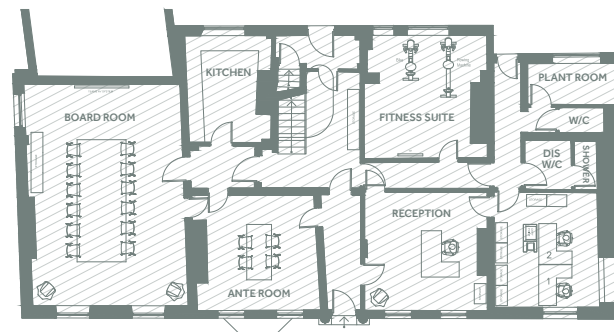
2nd Floor - 920 sq ft



1st Floor - 1,760 sq ft



G Floor - 1,645 sq ft



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Proposal

Offers are sought in excess of £1,200,000 with full vacant possession.

Legal Costs

Each party is to be responsible for their own legal costs.

AML

In Accordance with Anti Money Laundering Regulations the purchaser will be required to satisfy the relevant checks prior to exchange of contracts.

Viewings

Viewings are by appointment only, please contact the joint agents:



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