



# Bowcliffe

TO LET

High Quality Office Accommodation

6,137 sq ft (570.14 sq m)

Up to 18 car parking spaces



2<sup>nd</sup> Floor, Advance HE, Innovation Way  
York Science Park  
York  
YO10 5BR



Trinity One, Neptune Street, Leeds, LS9 8AE  
Tel. +44 (0)113 2452452

Reg. No. 08336971  
Regulated by RICS

## LOCATION

The property is situated on Innovation Way at the highly successful York Science Park. Located approximately 3 miles South East of York City centre. The park benefits from excellent transport links with the A64 dual carriageway connecting to the national motorway network thereafter.

York Railway station provides excellent national connectivity with the fastest time to London Kings Cross being 1 hour 50 minutes.

The Grimston Bar Park & Ride is located close to the Science Park providing easy access in to the City centre.

The ground and first floor accommodation are occupied by HE Advance.

Neighbouring occupiers include York Health Economics Consortium, The York JEOL Nanocentre, Alliance Medical, Pharmerit and NYS Corporate.

## DESCRIPTION

The property is a detached building offering high quality office accommodation on the second floor at York Science Park.

The office benefits from the following: -

- Open plan office accommodation
- Full raised access floor
- Suspended ceilings with integral lighting
- Air conditioning
- Kitchenette facilities on each floor
- Lift access
- Male/Female/Disabled WC's on each floor
- Up to 18 parking spaces

## ACCOMMODATION

The premises have been measured in accordance with IPMS 3 and the office provides approximately 6,137 sq ft (570.14 sqm).

## TERMS

The second floor accommodation is available by way of a sublease which expires February 2027.

Any sublease will be contracted outside the Landlord & Tenant Act 1954 Part II.

## RENT

The accommodation is available at an asking rent of £17.50 per sq ft per annum exclusive.

## SERVICE CHARGE

A service charge will be in place to cover the cost of the upkeep and maintenance of any common parts.

## LEGAL COSTS

Each party will be responsible for their own legal costs.

## VAT

The property is registered for VAT and so VAT will be chargeable on the rent.

## BUSINESS RATES

The ingoing tenant would be responsible for the payment of the business rates. The second floor would need to be separately assessed.

For further information please contact the Business Rates Department at York City Council - 01904 551 140.

## EPC

An EPC is available upon request.

## FURTHER INFORMATION

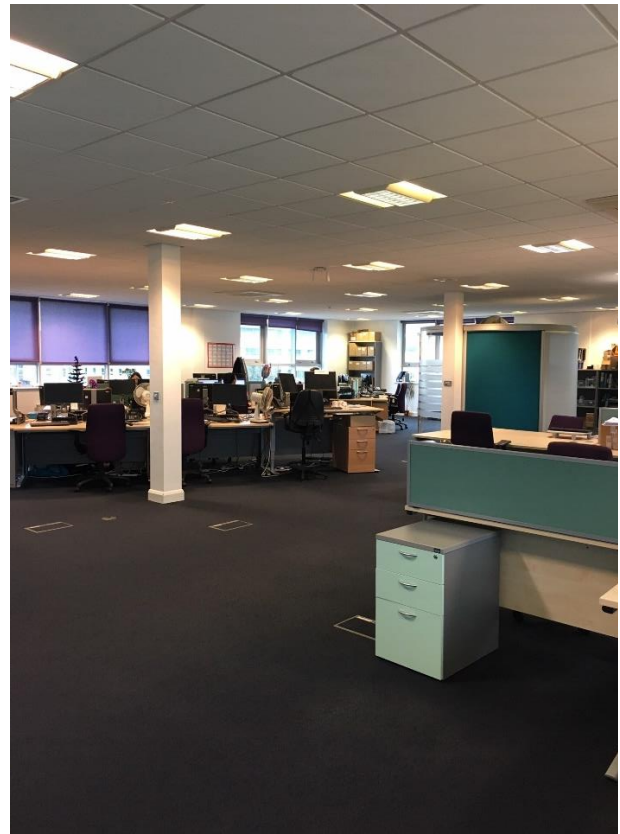
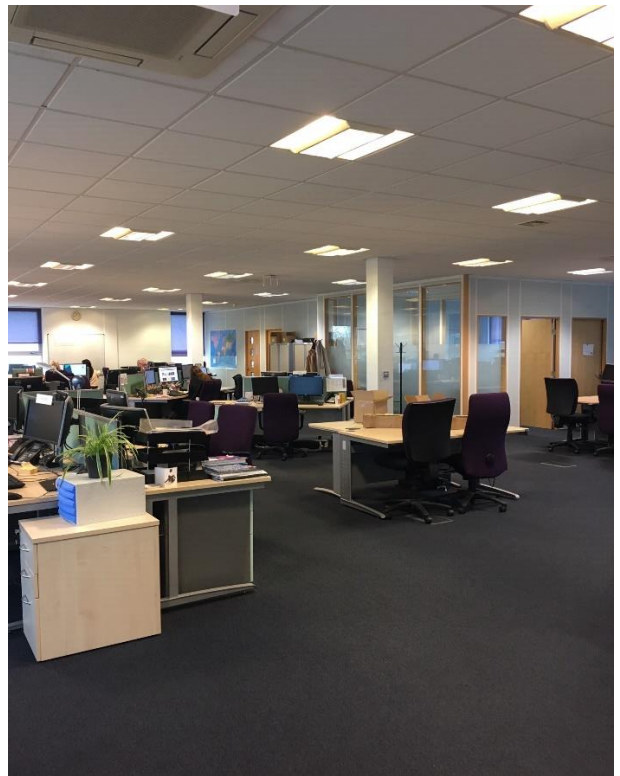
For further information or to make an appointment to view please contact the sole letting agent, Bowcliffe:

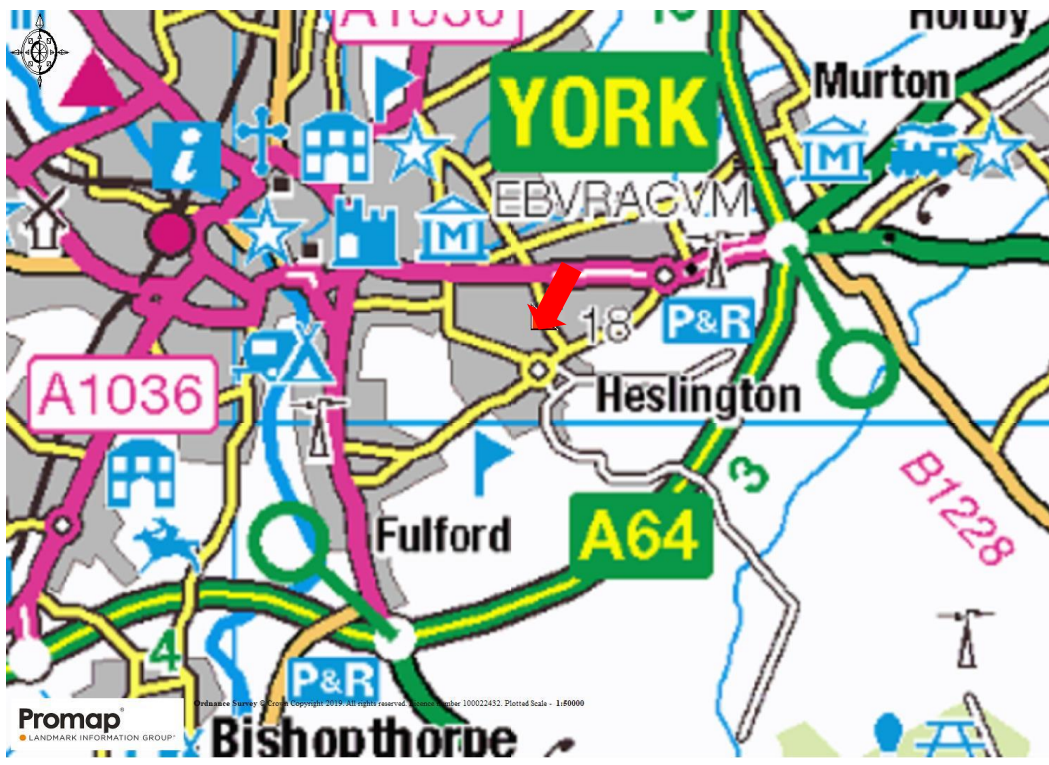
Bowcliffe: Tel: 0113 245 2452

Contact: Matthew Tootell

[mt@bowcliffellp.com](mailto:mt@bowcliffellp.com)

Subject to Contract





THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991

Bowlcliffe for themselves and for the vendor(s) or lessor(s) of this property whose agents they are given notice that; (i) These particulars do not constitute, nor constitute part of, an offer or contract, (ii) All details are given in good faith and are believed to be correct but any intending purchaser or lessee must satisfy themselves as to the correctness of the details and must not rely upon them as statements or representations of fact, (iii) No person employed by Bowlcliffe has any authority to make or give any representation or warranty in relation to this property, (iv) Unless otherwise stated all prices and rents are quoted exclusive of VAT, (v) These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.