



TO LET

FLOOR

3

APOLLO
HOUSE
YORK

GRADE A
OFFICE SPACE
NEAR YORK
CITY CENTRE

HEWORTH
GREEN
YO31 7RE



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A GRADE A OPPORTUNITY

The 3rd floor at Apollo House in York brings sleek and contemporary styling with a technical twist. Previously occupied by Evi (part of Amazon), this space will appeal perfectly to the modern day occupier. Situated in an ideal location offering easy access to major commuter routes and within a short walk of the amazing York city centre.



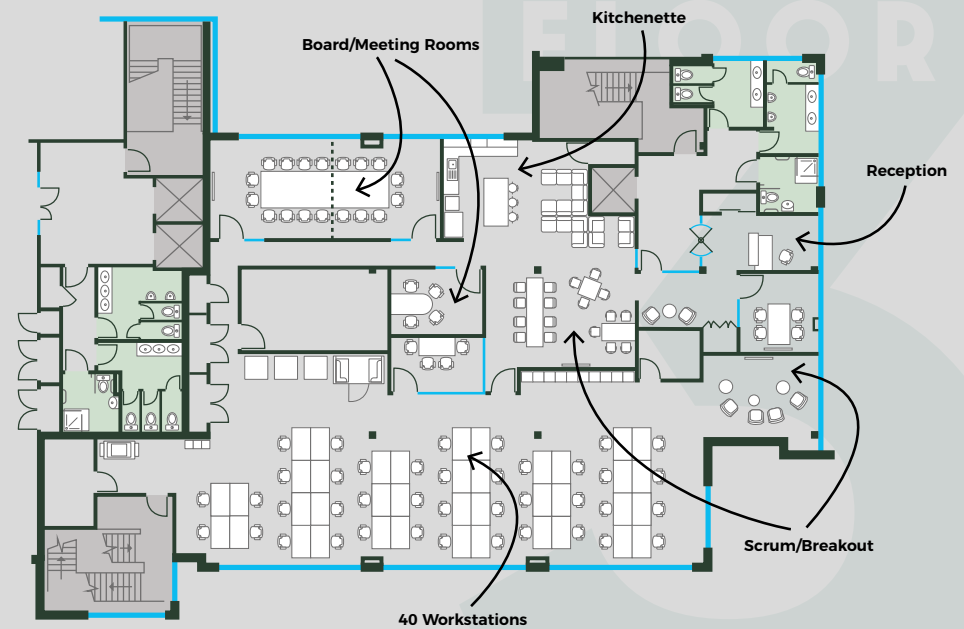
SPECIFICATION

Apollo House provides high specification office accommodation. The office benefits from the following:

- ▶ Open plan office accommodation which has been fitted out to a very high standard to include meeting rooms/boardroom/kitchen and secure entrance
- ▶ Full raised access floor
- ▶ Air conditioning
- ▶ Suspended ceilings with LED lighting
- ▶ Lift Access
- ▶ Fully carpeted
- ▶ Male / Female / Disabled WCs
- ▶ Shower facility
- ▶ 9 parking spaces
- ▶ Security entrance system
- ▶ Electric car charging points to be installed on site



ACCOMMODATION



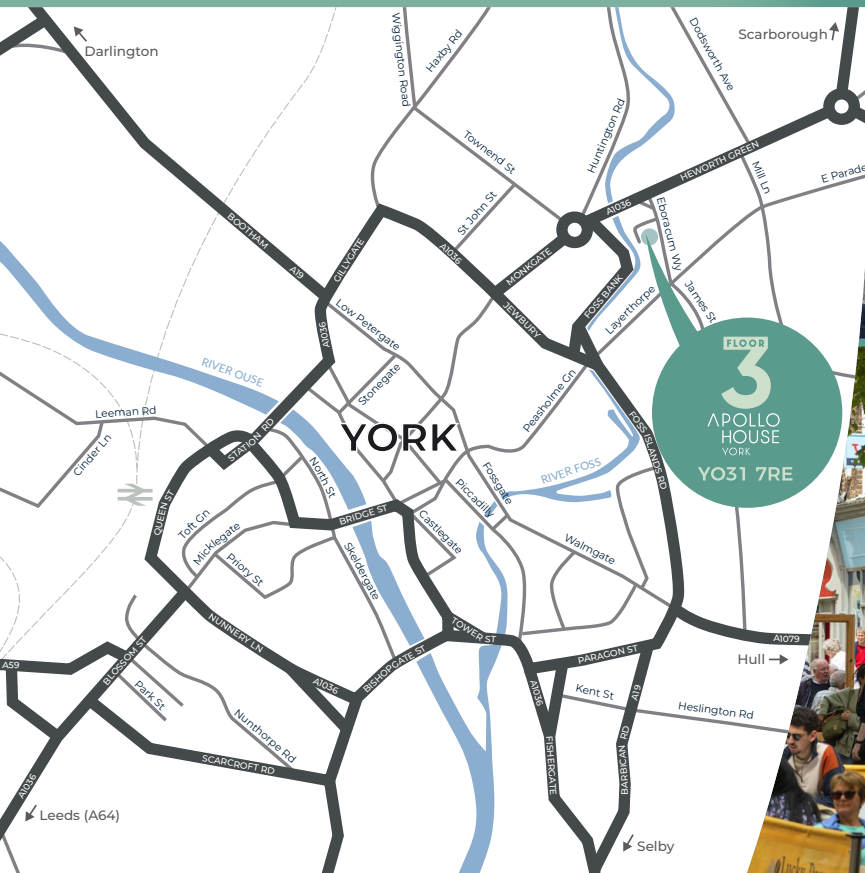
The office provides approximately
4,962sq ft (460.98 sq m)

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LOCATION

The property is situated on Eboracum Way which links between Layerthorpe and Heworth Green. Apollo House is near York's City Walls and is within walking distance of the main pedestrian centre. The property is easily accessible by car from both the inner and outer ring road. With access to the A19 and A64 being both a 10 minute drive from Apollo House. York Railway station provides excellent national connectivity with the fastest time to London Kings Cross being 1 hr 50 mins. Nearby occupiers include: **Hunters Estate Agents, Walker Crips, Andrew Jackson Solicitors, Boxxe, APM, Travelodge and Costa Coffee.**



Terms

The property is available by way of a new effective Full Repairing and Insuring lease for a term of years to be agreed at an asking rent of £22 per sq ft pa exclusive.

Service Charge

A service charge is in place for the maintenance and upkeep of the common parts including the external fabric of the building, lift, lighting and heating of the common parts, cleaning and landscaping.

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 Floor 3 Apollo House has a RV of £65,500 pa exclusive. We advise any interested parties to make their own enquiries to the local authorities business rates department.

Energy Performance Rating

The property has an EPC Rating of B. A copy of the certificate is available upon request.

Further Information

For further information or to make an appointment to view please contact the sole letting agent.

Matthew Tootell

M: 07525 237 325

E: mt@bowcliffellp.com



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