



# Bowcliffe

## TO LET

Good Quality Self-contained First Floor Office  
1,665 sq ft (154.68 sq m)



Box Tree House  
Northminster Business Park  
York  
YO26 6QU

## LOCATION

Box Tree House is part of the development known as Northminster Business Park which is located on Northfield Lane just off the A59 just north of the A1237 York Outer Ring Road providing access to the A64M and the national motorway network.

York City Centre is approximately 3.8 miles east of the Business Park and Poppleton Railway station is approximately 10 minutes' walk which provides links to Harrogate and York city centre. The park also benefits from the being next to Poppleton Park & Ride facility.

Northminster Business Park is one of York's most popular office parks. Other occupiers on the park include McCarthy & Stone, York Bioanalytical, Renishaw, Newtons Solicitors, Torque Law, Brierly Groom Architects and Web Certain.

## DESCRIPTION

Box Tree House offers a modern self-contained office accommodation at first floor level benefitting from the following specification: -

- Full raised access floors
- Suspended ceilings with integral lighting
- Predominantly open plan floor with individual meeting/board rooms.
- Fully carpeted
- Kitchen
- Male/Female WC's
- Shower
- Gas fired central heating system
- Comfort cooling
- Covered cycle parking
- 6 parking spaces

## ACCOMMODATION

The accommodation provides the following approximate area: -

First floor - 1,665 sq ft (154.68 sqm)

## TERMS

The property is available by way of a new effective full repairing and insuring lease for a term of 5 years at a rent of £25,000 per annum exclusive.

## ESTATE CHARGE

An estate charge is in place for the maintenance and upkeep of the common parts of the business park.

## 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 accommodation is listed on the Valuation Office Agency as having a Rateable Value of £16,650 per annum exclusive.

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

## EPC

The office has an EPC rating of **C-64**.

## FURTHER INFORMATION

For further information or to make an appointment to view please contact the joint letting agents, Bowcliffe and Stapleton Waterhouse:

Bowcliffe

Contact: Matthew Tootell

Tel: 0113 245 2452

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

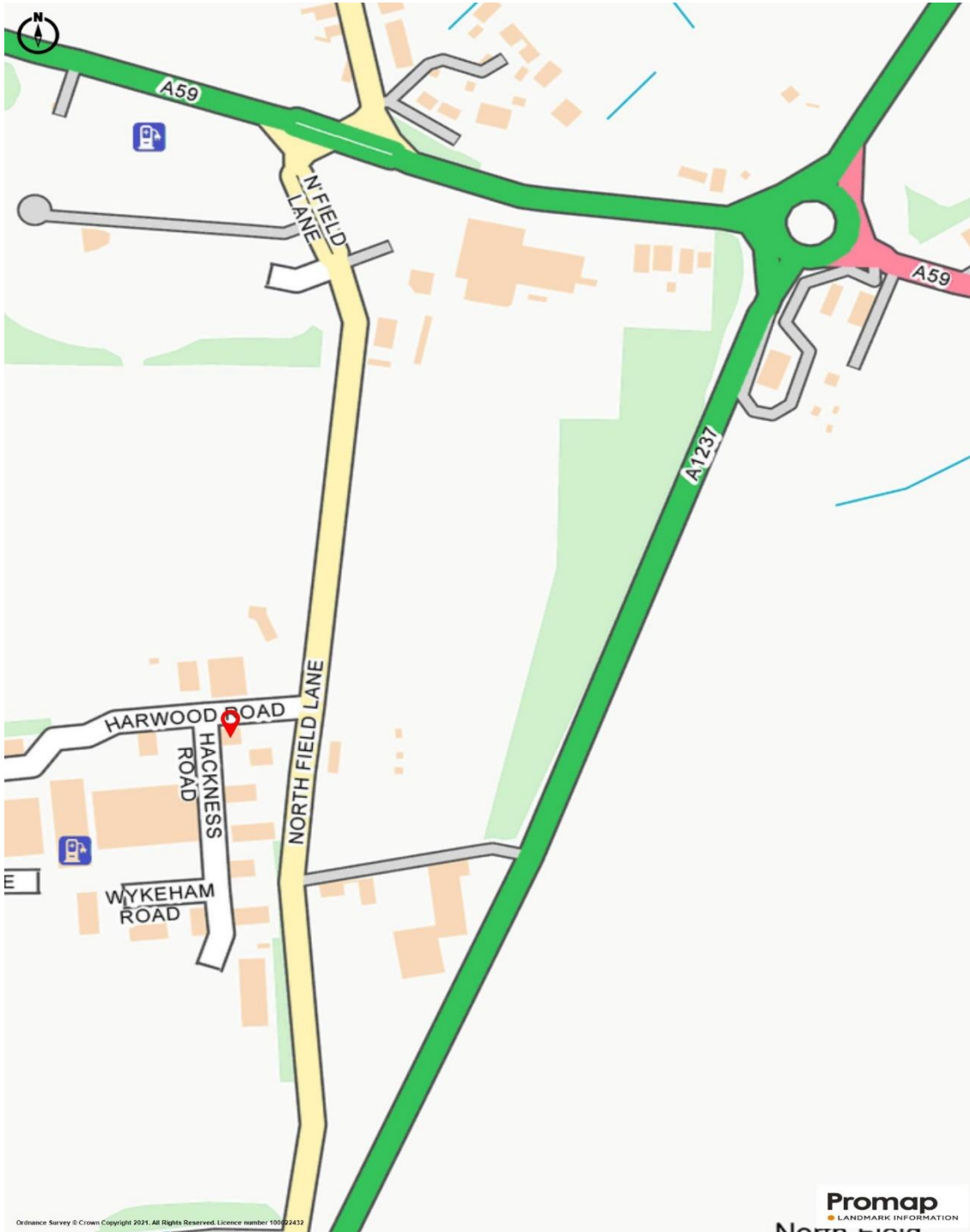
Stapleton Waterhouse

Contact: David Waterhouse

Tel: 01904 622226

Email: [david@stapletonwaterhouse.com](mailto:david@stapletonwaterhouse.com)

Subject to Contract



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Promap  
LANDMARK INFORMATION  
North Field



THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991

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