



Bowcliffe

TO LET

High Quality Office Accommodation

From 5,917 sq ft up to 11,834 sq ft

Up to 36 car parking spaces



First & Second Floors, 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.

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 both the first and second floors at the 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
- Shower facilities
- Up to 36 parking spaces

ACCOMMODATION

The premises have been measured in accordance with IPMS 3 and the office provides the following areas:

First Floor	5,917 sq ft
Second Floor	5,917 sq ft
Total	11,834 sq ft

TERMS

The First and Second floors are available by way of full repairing and insuring sublease for a term of years to be agreed.

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 first and second floors 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

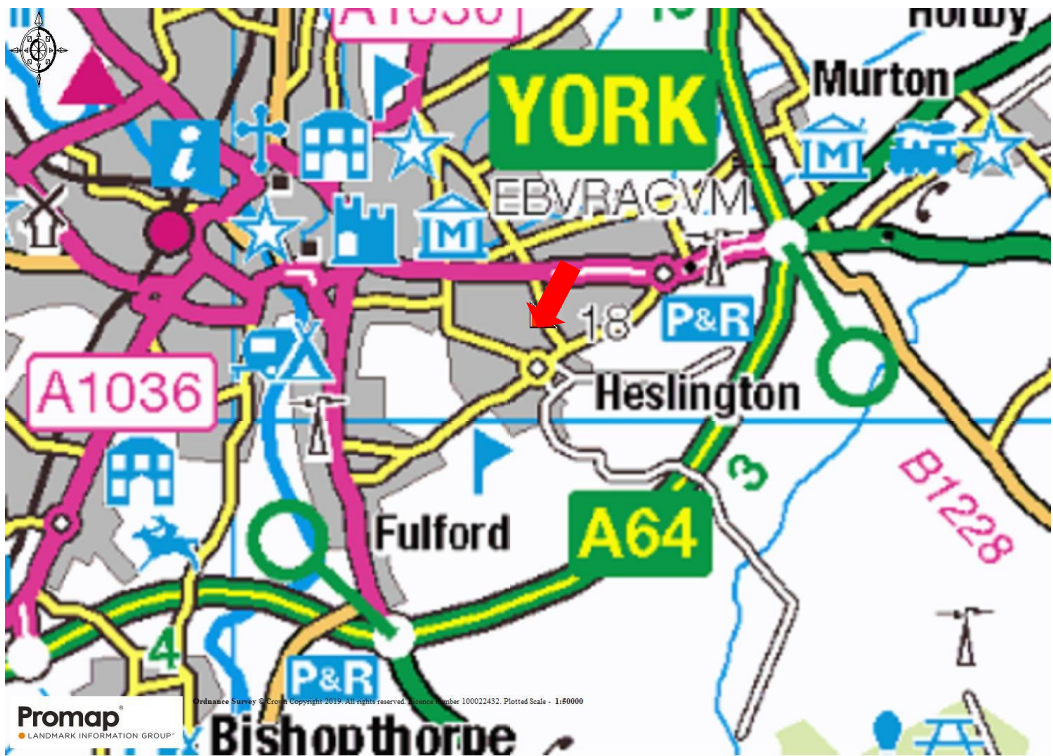
For further information or to make an appointment to view please contact the sole letting agent, Bowcliffe:

Bowcliffe: Tel: 0113 245 2452

Contact: Matthew Tootell

mt@bowcliffellp.com

Subject to Contract



THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991

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