



Bowcliffe

TO LET

High Quality Part First Floor Office
3,239 sq ft (300.91 sq m)



Gateway II, Holgate Park Drive
York
YO26 4GB

LOCATION

Gateway II is located on a prime location near the entrance to Holgate Business Park, one of York's most popular office parks. Other occupiers on the park include The Benenden healthcare society, Siemens, Reeds Rains, LSL Property Services, Gear 4 Music and COWI UK Ltd.

Holgate Park fronts the A59 York to Harrogate Road (Poppleton Road) and is approx. 1½ miles by car from York Railway Station / York City Centre located to the east. The A1237 York Outer Ring crosses the A59 some 2 miles to the North West and this connects with the A64 and other trunk roads.

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

DESCRIPTION

Gateway II offers a modern office building over 3 floors. The part first floor suite is to be refurbished to benefit from the following specification: -

- Full raised access floors
- Suspended ceilings with LED lighting
- Open plan floor
- Fully carpeted
- Kitchenette
- Male/Female/Disabled WC's
- Shower facility on the first floor
- Lift access
- Gas fired central heating system
- Covered cycle parking
- 8 parking spaces

ACCOMMODATION

The premises will provide approximately 3,239 sq ft (300.91 sqm).

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 £17.50 per sq ft per annum exclusive.

SERVICE CHARGE

A service charge will be in place for the maintenance and upkeep of the 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

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

EPC

An EPC will be available upon completion.

FURTHER INFORMATION

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

Bowcliffe

Contact: Matthew Tootell

Tel: 0113 245 2452

Email: 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.