

FOR SALE / TO LET

High Quality Office with Parking 14,742sq ft (1,369.57sq 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, BUPA Dental Care, 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. York Railway Station is approx. 20 minutes' walk from the office via Cinder Lane. The A1237 York Outer Ring crosses the A59 some 2 miles to the Northwest 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 office benefits from the following specification: -

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

ACCOMMODATION

The premises provides approximately 14,742 sq ft (1,369.57 sqm).

Each floor comprises of approx. 4,914 sq ft (456.52 sq m).

Consideration will be given to split the building on a leasehold basis.

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.

The building is available to purchase. Price on application.

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

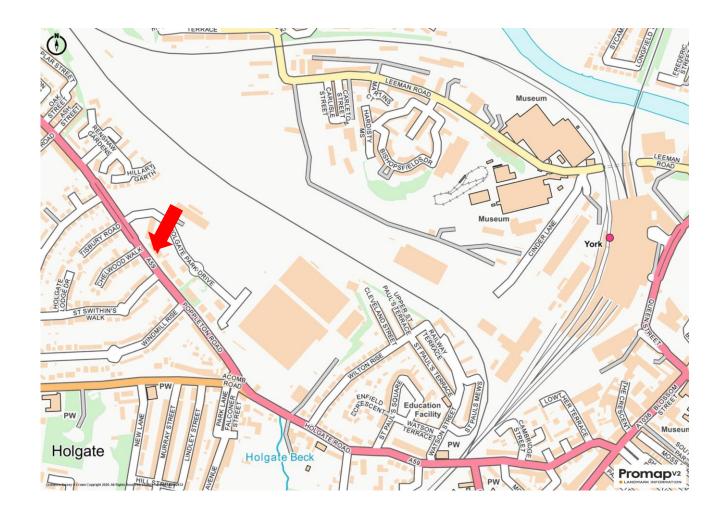
For further information or to make an appointment to view please contact the agent, Bowcliffe:

Bowcliffe

Contact: Matthew Tootell Tel: 0113 245 2452

Email: <u>mt@bowcliffellp.com</u>

Subject to Contract



THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991

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