



Bowcliffe

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

Subject to Contract



THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISEDSCRIPTION ACT 1991

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