



Bowcliffe

TO LET

High Quality Office Accommodation

4,212 sq ft (391.30 sq m)

15 car parking spaces



Genesis 3
York Science Park
York
YO10 5DQ

LOCATION

The property is situated on Church Lane at 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 JWP Creers, York Plasma and GKD.

DESCRIPTION

The property is part of a terrace of offices at the Genesis development on York Science Park.

Genesis 3 provides high quality self-contained office accommodation over two floors.

The office benefits from the following: -

- Open plan office accommodation
- Perimeter Trunking
- Suspended ceilings with integral lighting
- Kitchenette facilities on each floor
- Male/Female WC's on each floor including disabled WC to ground floor
- Shower facility on the ground floor
- 15 parking spaces

ACCOMMODATION

The premises have been measured in accordance with IPMS 3 and the office provides approximately 4,212 sq ft (391.30 sqm)

Subject to Contract

TERMS

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

Please contact the joint letting agents for further information.

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

According to the Valuation Office Agency website the property has a Rateable Value of £49,250 per annum.

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 joint letting agents, Bowcliffe & Colenso Property Services:

Bowcliffe: Tel: 0113 245 2452

Contact: Matthew Tootell

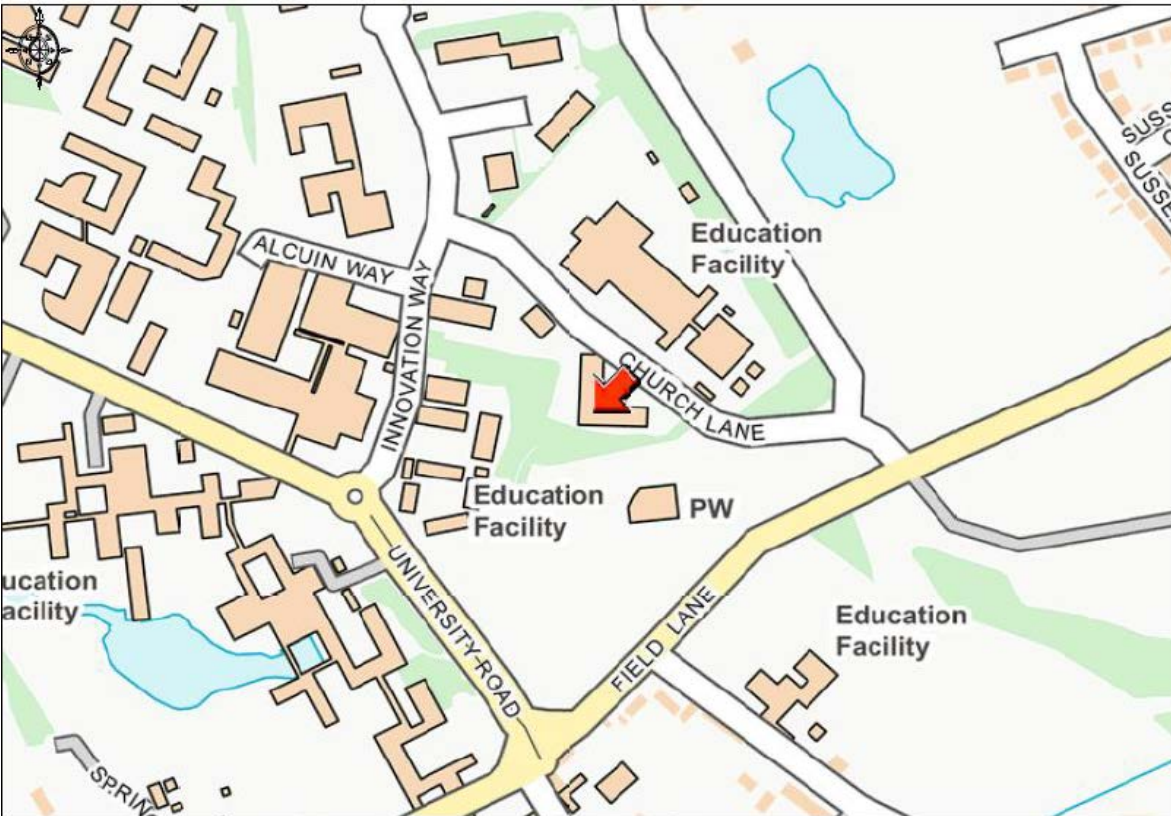
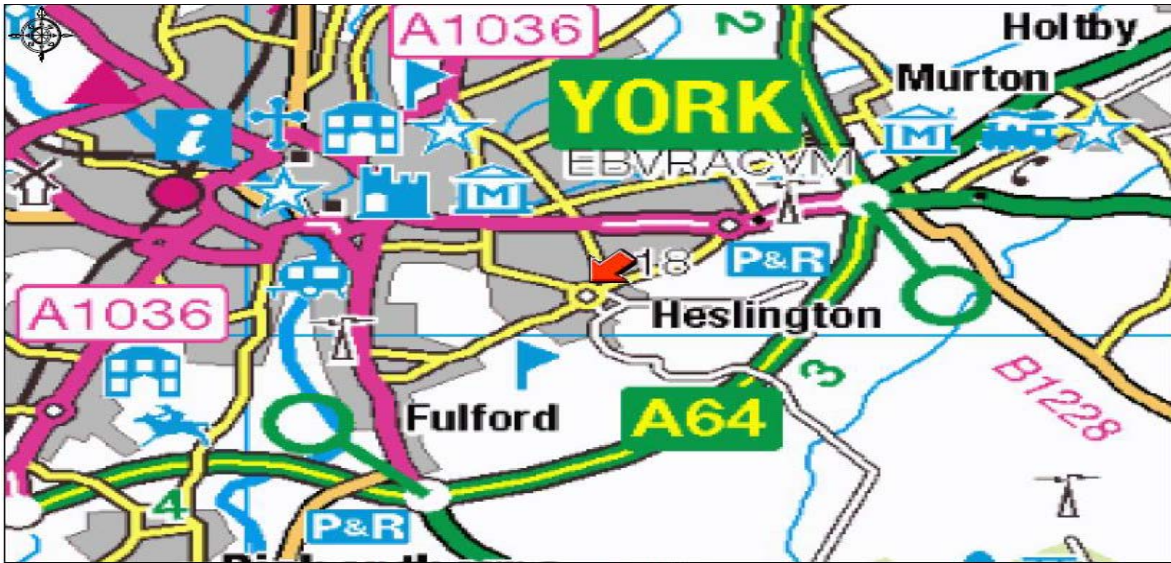
mt@bowcliffellp.com

Colenso Property Services

Contact: Tom Sykes

Tel: 01904 682800

E-mail: ts@colensoproperty.com



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.