

NORTHMINSTER BUSINESS PARK • YORK • YO26 6QU

**TO LET/
FOR SALE**

**DESIGN
& BUILD
OFFICES**

**10,224 SQ FT
(950 SQ M)**

Photo showing Redwood House.



DESCRIPTION

Full detailed planning permission has been granted for a B1 Office/Research & Development Building of approximately 10,224 sq ft (950 sq m) on a net internal basis. The building will provide modern open plan office accommodation over ground and first floor accessed via a glazed central entrance core thus providing highly flexible accommodation.

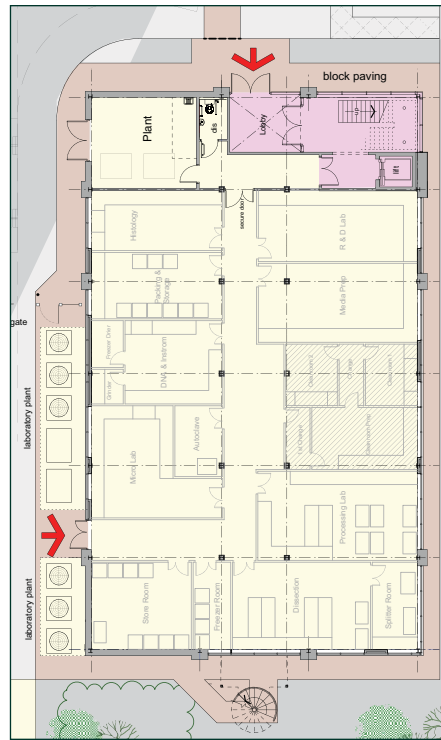
The property will sit on a self contained site of approximately 0.8 acres (0.3 hectares) with designated onsite car parking, cycle parking and a yard facility set within the established Northminster Business Park which benefits from an extensive highly landscaped setting in a secure gated environment.

TO LET / FOR SALE | **DESIGN & BUILD OFFICES**
10,224 SQ FT (950 SQ M)

Photo showing Redwood House.



SITE PLAN



FLOOR PLAN

SPECIFICATION

Built to a Grade A standard of office accommodation this building will have a BREEAM 'Very Good' rating and will be finished to a high quality to include;

- **Combined comfort cooling and heating system**
- **Fully accessed raised floors**
- **Suspended ceilings with LG7 lighting**
- **Fully carpeted**
- **Contemporary and DDA compliant toilets**
- **Shower and bike storage facilities**
- **8 person passenger lift**
- **A minimum of 36 car park spaces**

ACCOMMODATION

The property will provide a net internal floor area of approximately 10,224 sq ft (950 sq m).

Indicative office internal



NORTHMINSTER BUSINESS PARK • YORK • YO26 6QU



LOCATION

Northminster Business Park is located near to the junction of the A59 and the York Outer Ring Road (A1237) and therefore readily accessible. York City Centre is 3.8 miles to the east and Poppleton Railway Station is within 10 minutes walk which benefits from direct links to Harrogate and York. The park also benefits from being next to the Poppleton Park & Ride facility which provides a regular bus service to and from York city centre.

AMENITIES

Northminster Business Park benefits from a wealth of nearby facilities including a café on the park itself, Luigi's Italian Restaurant on Northfield Lane, a Post Office counter at Poppleton Convenience Store, Co-op, Pharmacy and 3 Public Houses within the village of Poppleton. In addition at the A59 junction with the York outer ring road there is a BP petrol filling station along with a Marks & Spencers Simply Food outlet and McDonald's Drive Thru Restaurant. Other amenities within the vicinity include a Premier Inn, Maxi's Chinese Restaurant, The Wetherby Whaler Fish Restaurant and Bannatynes Health Club located off the outer ring road.

TERMS

The property is available on a design and build basis for sale by way of a 250 year long leasehold interest. Alternatively the property is available to let by way of a pre-let on a new full repairing and insuring lease for a term of years to be agreed and subject to covenant strength.

EPC

The property will have an EPC rating of A.

FURTHER INFORMATION

For detailed information please contact:



0113 245 2452

Matthew Tootell

mt@bowcliffellp.com

Important Notice: Bowcliffe for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract. (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Bowcliffe or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property. (iv) all rentals and prices are quoted exclusive of VAT.

Reproduced by courtesy of the Controller of HMSO Crown Copyright reserved. Licence No 774359. If applicable, with consent of Chas E Goad, Cartographers, Old Hatfield, Geographers A-Z Map Co Ltd and/or The Automobile Association. For identification purposes only. February 2018. Designed and produced by www.thedesignexchange.co.uk Tel: 01943 604500.