



Bowcliffe

TO LET

High Quality Office Accommodation

6,668 sq ft (619.47 sq m)

10 car parking spaces



Part First Floor, Artemis House
Heworth Green
York
YO31 7RE



Bowcliffe

Trinity One, Neptune Street, Leeds, LS9 8AE
Tel. +44 (0)113 2452452

Reg. No. 08336971
Regulated by RICS

LOCATION

The property is situated on Eboracum Way which links between Layerthorpe and Heworth Green. Artemis House is near York's City Walls and is in within walking distance of the main pedestrian centre. The property is easily accessible by car from both the inner and outer ring road. With access to the A19 and A64 being both a 10 minute drive from Artemis House.

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

Neighbouring occupiers include Hunters Estate Agents, Andrew Jackson Solicitors, Boxxe, APM, Travelodge and Costa Coffee.

DESCRIPTION

Artemis House provides high specification office accommodation. The office benefits from the following: -

- Open plan office accommodation which has been fitted out to a very high standard to include meeting rooms/board room/kitchen/breakout area
- Full raised access floor
- Air Conditioning
- Suspended ceilings with LED lighting
- Lift Access
- Fully Carpeted
- Male/Female/Disabled WC's
- Shower facility
- 10 parking spaces
- Security entrance system

ACCOMMODATION

The office provides approximately 6,668 sq ft (619.47 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 a rent of £20 per sq ft per annum exclusive.

SERVICE CHARGE

A service charge is in place for the maintenance and upkeep of the common parts including the external fabric of the building, lifts, lighting and heating of the common parts, cleaning and landscaping.

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

The part first floor Artemis House has a RV of £82,500 pa exclusive. 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 letting agent, Bowcliffe.

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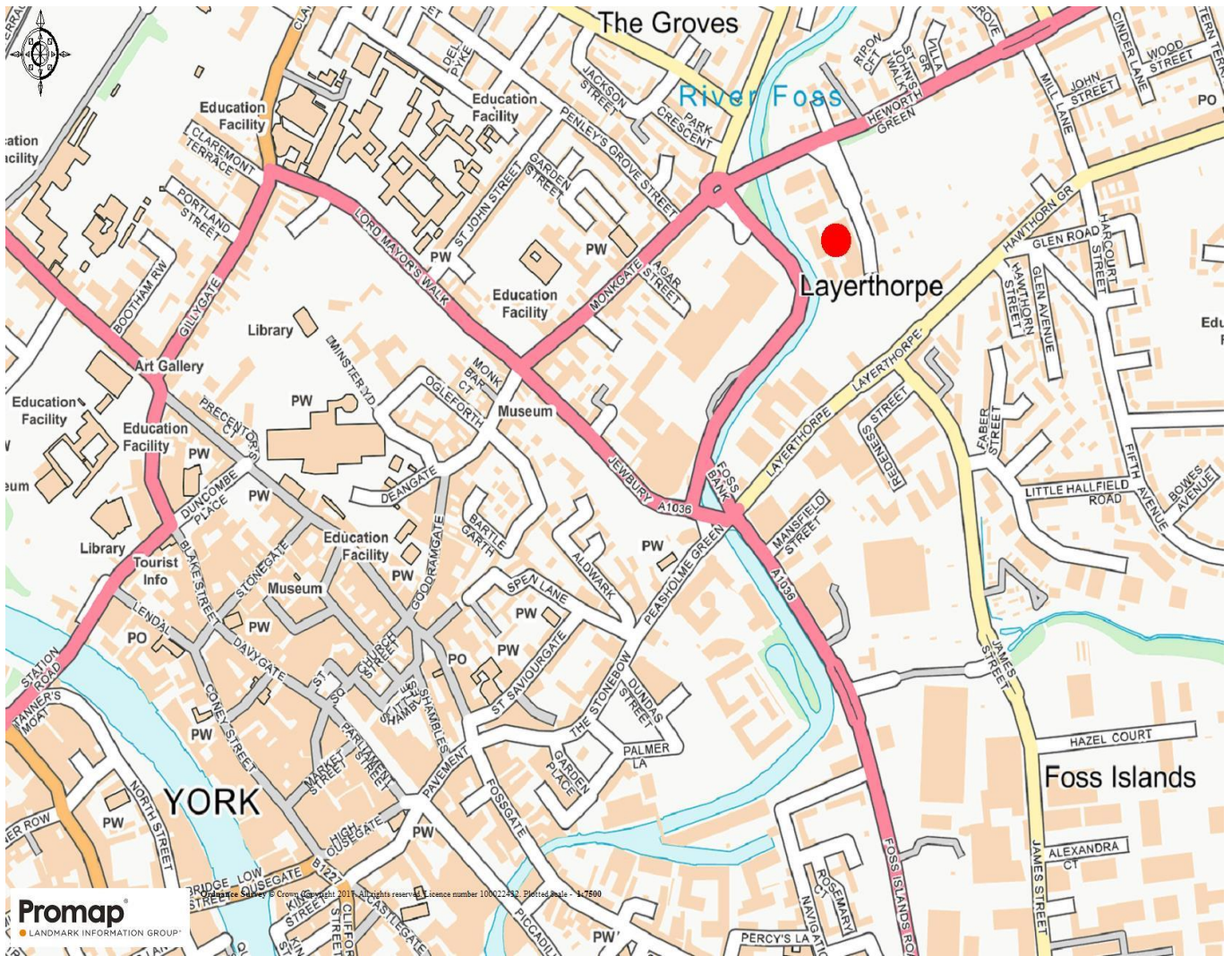
Contact: Matthew Tootell

Tel: 0113 245 2452 / 07525 237325

Email: mt@bowcliffellp.com

Subject to Contract





THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991

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