



Bowcliffe

# TO LET

Good quality office accommodation  
3,053 sq ft (283.63 sq m)



First Floor  
Swinson House  
Station Business Park  
York  
YO26 4GB

## LOCATION

Swinson House is part of the development known as Station Business Park which is located on the wider Holgate Business Park, one of York's most popular office parks. Other occupiers on the park include The Benenden Healthcare Society, Siemens, Reeds Rains, BUPA Dental Care, LSL Property Services, Gear 4 Music and COWI UK Ltd.

Station Business 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. The A1237 York Outer Ring crosses the A59 some 2 miles to the north west 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

Swinson House offers modern office accommodation at first floor level benefitting from the following specification: -

- Full raised access floors
- Suspended ceilings with LED lighting
- Predominantly open plan floor with individual meeting/board rooms
- Fully carpeted
- Kitchen
- Male/Female/Disabled WC's
- Gas fired central heating system
- Covered cycle parking
- 9 parking spaces

## ACCOMMODATION

The accommodation provides the following approximate area: -

First floor - 3,053 sq ft (283.63 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 £15.25 per sq ft per annum exclusive.

## 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

The accommodation is listed on the Valuation Office Agency as having a Rateable Value of £32,250 per annum exclusive.

For further information please contact the Business Rates Department at York City Council – 01904 551 140

## EPC

An EPC will be available upon request.

## FURTHER INFORMATION

For further information or to make an appointment to view please contact the sole letting agents, 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 MISDESCRIPTION ACT 1991

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