



# Bowcliffe

## TO LET

### High Quality Office Accommodation

From 5,122 sq ft up to 15,366 sq ft

Up to 50 car parking spaces



Ground, First & Second Floors

1 Innovation Close

York Science Park

York

YO10 5ZD



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 Innovation Close at the 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 York University, Research Centre for Social Sciences, York Data Services, Future Present and York Science Park's Innovation and Bio-Centre.

## DESCRIPTION

The property is a detached building offering high quality office accommodation on ground, first and second floors at the York Science Park.

The office benefits from the following: -

- Open plan office accommodation
- Full raised access floor
- Suspended ceilings with integral lighting
- Comfort Cooling
- Gas Central heating system
- Kitchenette facilities on each floor
- Lift access
- Male/Female/Disabled WC's
- Shower facilities
- Secure cycle parking
- Up to 50 parking spaces

## ACCOMMODATION

The premises have been measured in accordance with IPMS 3 and the office provides the following areas:

Ground Floor	5,122 sq ft
First Floor	5,122 sq ft
Second Floor	5,122 sq ft
<b>Total</b>	<b>15,366 sq ft</b>

## RENT/TERMS

The floors are available by way of full repairing and insuring lease for a term of years to be agreed at an asking rental of £17.50 per sq ft per annum.

## SERVICE CHARGE

A service charge will be in place to cover the cost of the upkeep and maintenance of any 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 ingoing tenant would be responsible for the payment of the business rates. The whole building has an RV £191,000 per annum.

For further information 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 view please contact the joint letting agents, Colenso Property Services or Bowcliffe:-

Colenso Property Services:

Tel: 01904 682800

Contact: Ed Harrowsmith

[Edward-harrowsmith@helmsley.co.uk](mailto:Edward-harrowsmith@helmsley.co.uk)

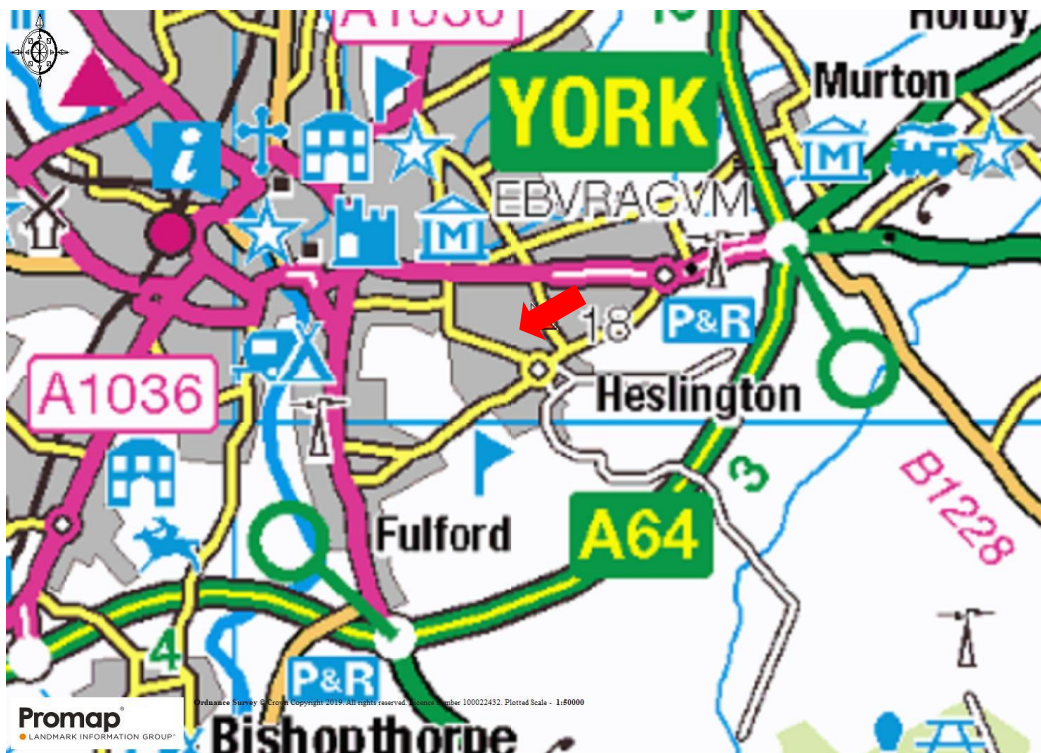
Bowcliffe:

Tel: 0113 245 2452

Contact: Matthew Tootell

[mt@bowcliffelp.com](mailto:mt@bowcliffelp.com)

Subject to Contract



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.