



Bowcliffe

TO LET

Good Quality Self-contained Office  
2,302 sq ft (213.86 sq m)



Beech House  
Northminster Business Park  
York  
YO26 6QR

## LOCATION

Beech House is part of the development known as Northminster Business Park, which is located on Northfield Lane just off the A59, north of the A1237 York Outer Ring Road providing access to the A64M and the national motorway network.

York City Centre is approximately 3.8 miles east of the Business Park and Poppleton Railway station is approximately 10 minutes' walk which provides links to Harrogate and York city centre. The park also benefits from being located next to Poppleton Park & Ride facility.

Northminster Business Park is one of York's most popular office parks. Other occupiers on the park include Pavers, McCarthy & Stone, York Bioanalytical, Newtons Solicitors, Torque Law, Briery Groom Architects and Ian Walker Chartered Accountants.

## DESCRIPTION

Beech House offers a modern self-contained office accommodation at ground and first floor level benefitting from the following specification: -

- Full raised access floors
- Suspended ceilings with integral lighting
- Predominantly open plan floor with an individual meeting/board room.
- Fully carpeted
- Kitchen on both floors
- Male/Female/Disabled WC's
- Shower
- Gas fired central heating system
- Comfort cooling to first floor
- 12 parking spaces

Northminster Business Park is a fully secured estate with overnight manned security between 8pm and 5am.

## ACCOMMODATION

The accommodation provides the following approximate area: -

Ground floor - 1,191 sq ft (110.65 sq m)

First floor - 1,111 sq ft (103.17 sqm)

Total - 2,302 sq ft (213.86 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 an asking rent of £16 per sq ft per annum exclusive.

## ESTATE CHARGE

An estate charge is in place for the maintenance and upkeep of the common parts of the business park.

## 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 £18,500 per annum exclusive.

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

## EPC

The property has an EPC rating of C-68 further information is available upon request.

## FURTHER INFORMATION

For further information or to make an appointment to view please contact the sole letting agents, Bowcliffe:

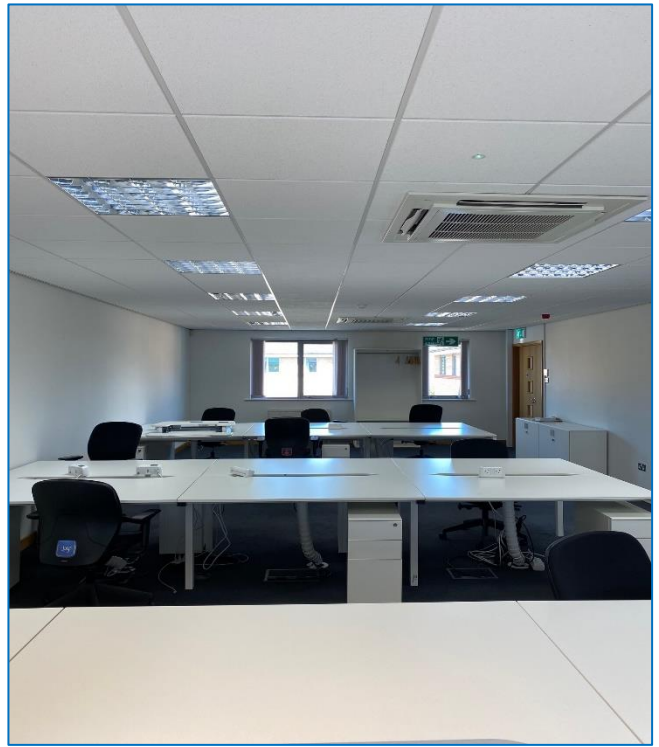
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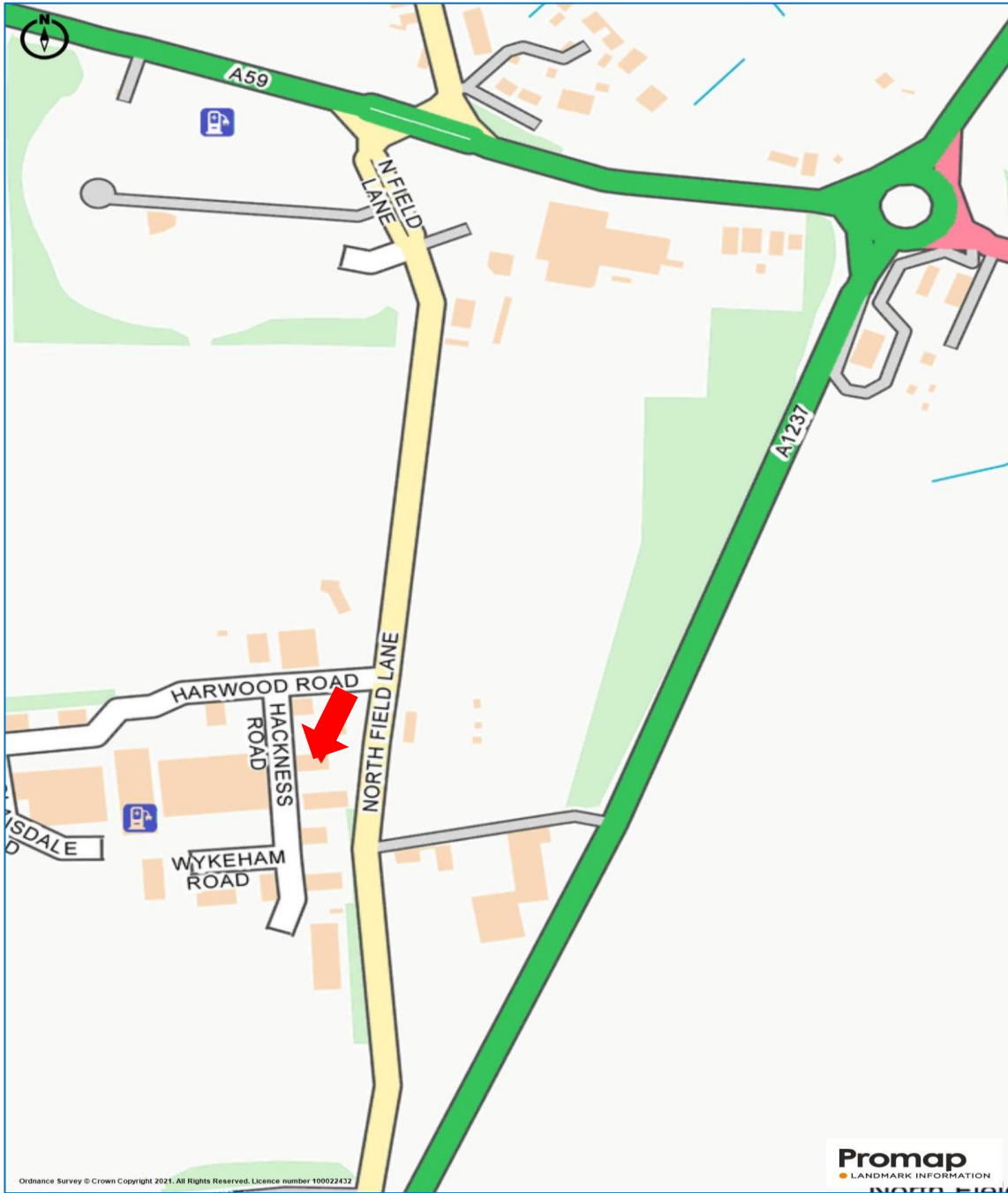
Contact: Matthew Tootell

Tel: 0113 245 2452

Email: [mt@bowcliffellp.com](mailto:mt@bowcliffellp.com)

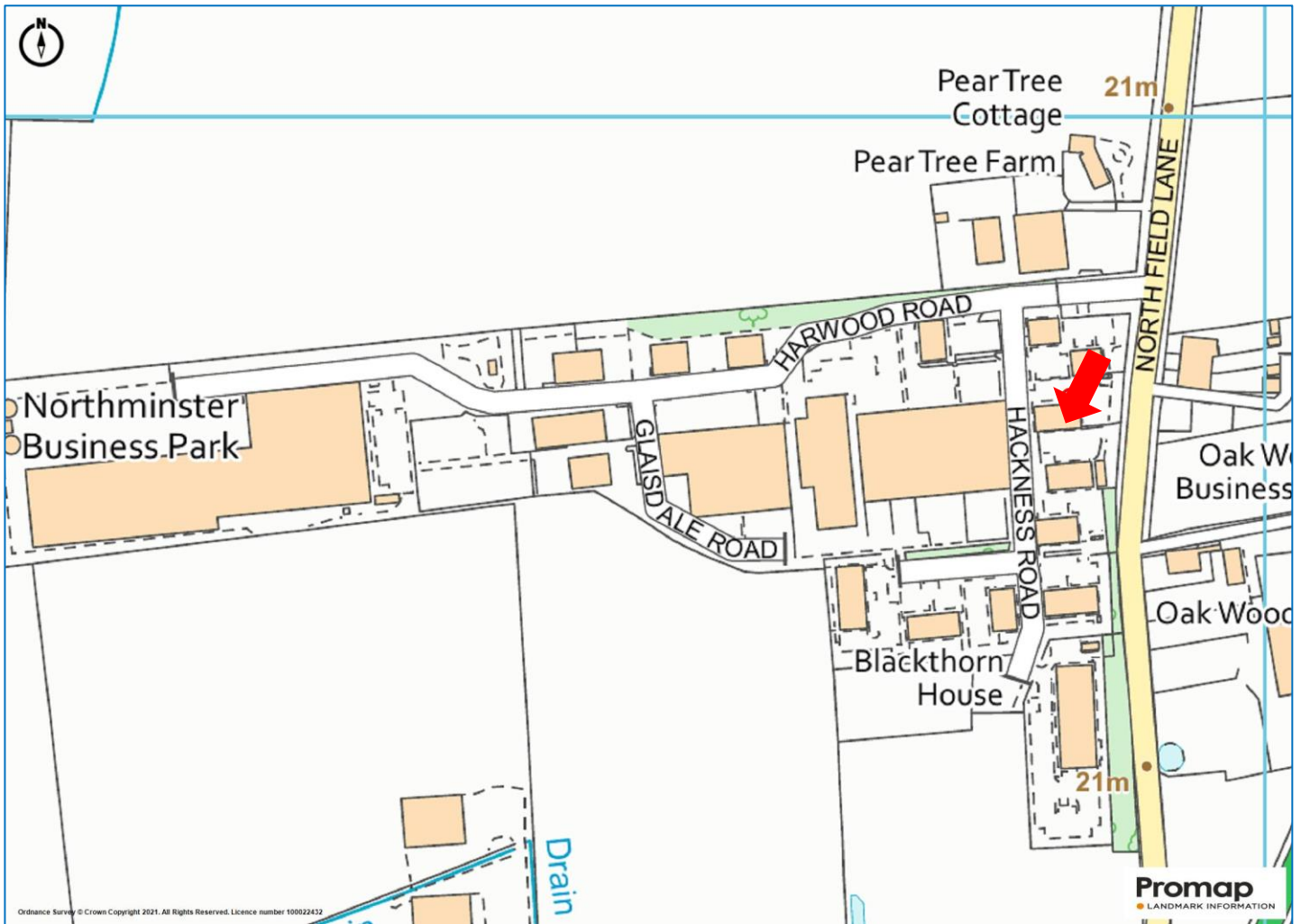
Subject to Contract





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LANDMARK INFORMATION



THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991

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