

York Eco Business Centre

Amy Johnson Way, Clifton Moor, York. YO30 4AG.

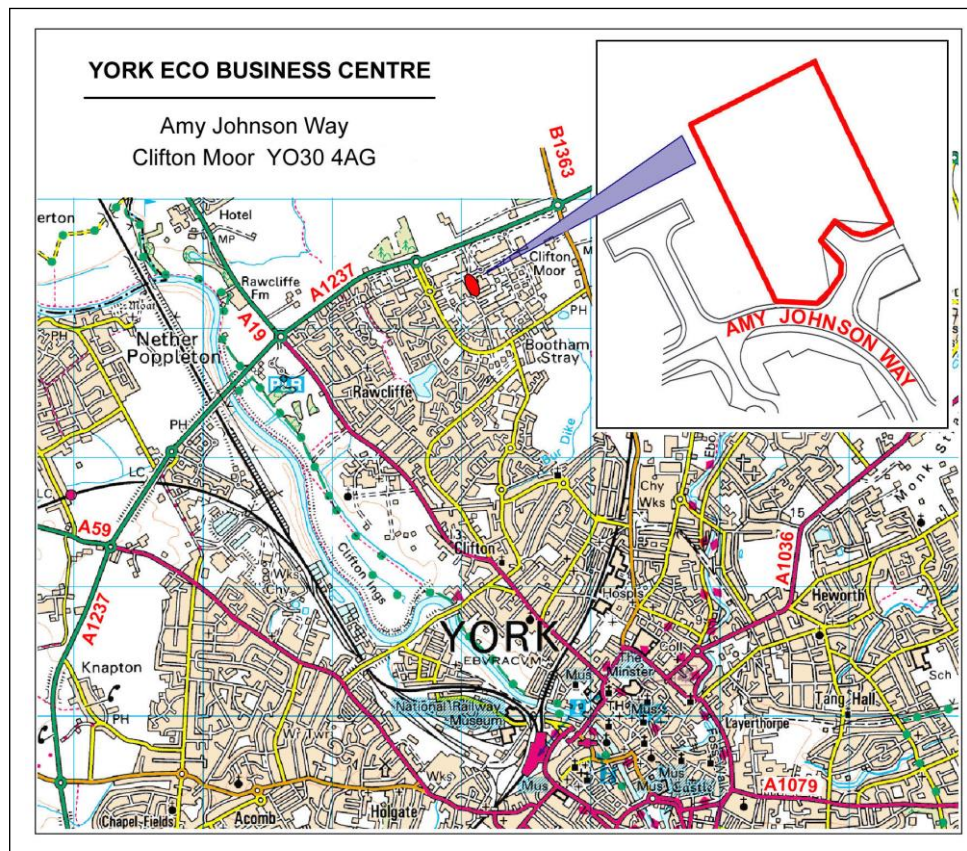


Description

- Modern serviced OFFICES & WORKSHOPS to let in business park location within primary business location within York.
- High quality all inclusive services and facilities.
- Iconic eco building benefitting from features including ground-source heating and rainwater harvesting.
- Over 60 units provided for, with various unit sizes available to let, ranging from 150 to 550 square feet and being suitable for single/ multiple person occupancy.
- Flexible terms available on either short or long term occupancy basis

Location

The property is located within the Clifton Moor business park with easy access to both central York and the A1237 ring road.



Summary of Facilities

The Eco Centre provides a total area of 19,605 square feet of accommodation over two floors providing over 60 separate units which benefit from the use of all communal areas of the building.

Listed below are just a few of the many benefits that the Eco Centre offers to occupiers:

- Office/ workshop accommodation, providing in a modern building;
- Business park location with private car park;
- Communal kitchen facilities;
- All inclusive rent including facilities such as security, communal cleaning and utilities;
- Manned reception
- 24 hour access
- Lift access
- Meeting rooms available for hire



An Eco Friendly Building

The building has been designed with modern sustainability methods incorporated;

- Ground source heating providing controllable heat
- High levels of insulation reducing energy use
- Rainwater harvesting for flushing toilets and for watering landscaped areas
- Water saving devices to taps and cisterns
- Controlled lighting system
- Permeable car parking areas linking to a sustainable drainage system
- An attractive landscaped central courtyard
- Second floor terrace with green roof for occupiers communal use

Pricing

Competitive all inclusive pricing on flexible “easy in easy out” terms. For further details please contact us.

The rent includes all communal facilities.

Internet and phone are to be organised by the occupier and paid for directly.

Business Rates

Occupiers will be responsible for the payment of business rates.

Small business rates relief is likely to be available in respect of the rates payable for these premises provided that certain requirements are met.

Further details can be obtained from the Council's Business Rates Department, email: businessrates@york.gov.uk

Contact Us

For more information or to arrange a viewing please contact either The York Eco Business Centre direct on Telephone: 01904 555114 Email: yebc@york.gov.uk Or City of York Council Property Services; Michelle Monks Telephone: 01904 555725 Email: michelle.monks@york.gov.uk

Misrepresentation Act

These particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements are approximate unless otherwise stated all prices and rents are quoted exclusive of V.A.T. The services have not been tested. The tenant will be required to ensure all systems are tested, working and suitable for their purposes.