



Bowcliffe

TO LET
High Quality Office Accommodation
From 3,210 sq ft up to 6,137 sq ft



Part first & second floor
Windmill House
Innovation Way
York Science Park
York
YO10 5BR

LOCATION

The property is situated on Innovation Way 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 Health Economics Consortium, The York JEOL Nanocentre, Alliance Medical, Pharmerit and NYS Corporate.

DESCRIPTION

The property is a detached building offering high quality office accommodation at part first floor.

The office benefits from the following: -

- Open plan office accommodation with the benefit of high quality glazed private office/meeting rooms
- Fully fitted office space including furniture
- Full raised access floor
- Suspended ceilings with LED lighting
- Air conditioning
- Kitchen/breakout area
- Secure door entry access system
- Lift access
- Male/Female/Disabled WC's
- Shower facilities
- On site parking spaces

ACCOMMODATION

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

Part first floor	3,210 sq ft
Second floor	6,137 sq ft

TERMS

The part first floor is available by way of full repairing and insuring sublease for a term of years to be agreed at an asking rent of £20 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 part first and second floor would need to be separately assessed.

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 sole letting agent, Bowcliffe:

Bowcliffe:

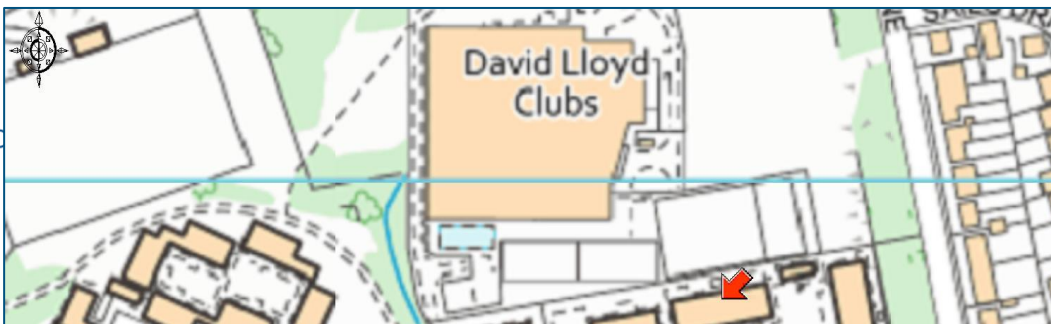
Tel: 0113 245 2452

Mobile: 07525 237325

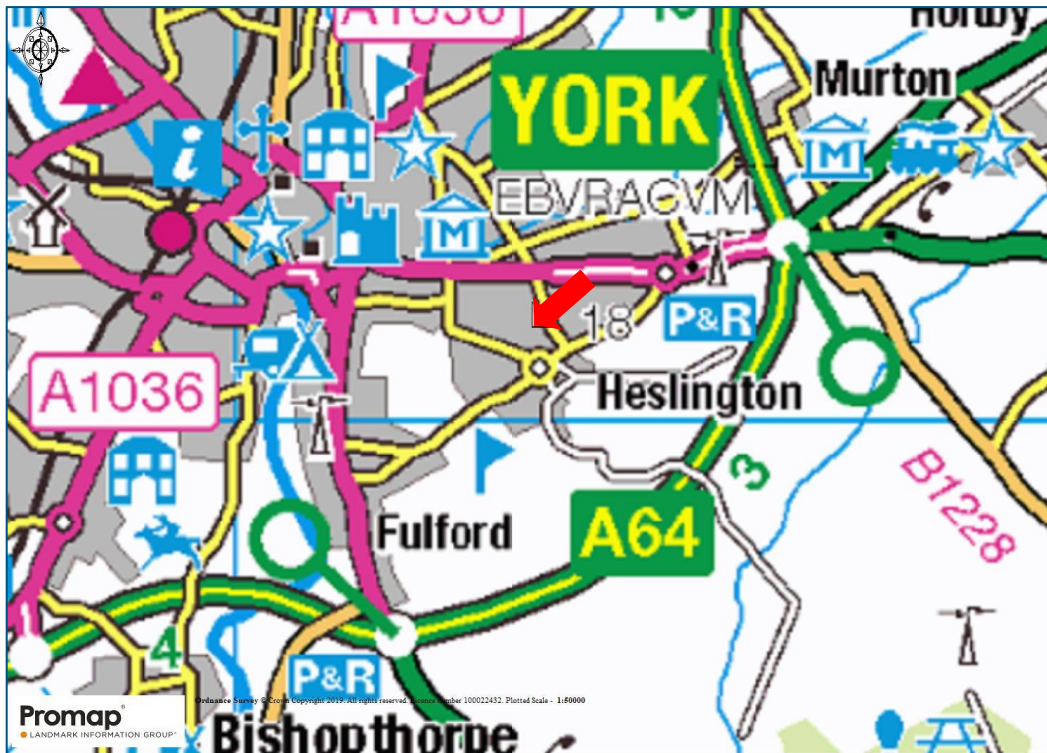
Contact: Matthew Tootell

mt@bowcliffellp.com

Subject to Contract



No. 08336971
ulated by RICS



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.