



Bowcliffe

TO LET

High Quality Office & Warehouse Unit

Unit 1-2 – 2,965 sq ft NIA

Unit 6 - 3,950 sq ft GIA



Unit 1-2 Ebor House
Unit 6 London Ebor Business Park
Millfield Lane
Nether Poppleton
York
YO26 6QY

LOCATION

Units 1-2 & 6 are located on established and popular London Ebor Business Park on Millfield Lane. The Business Park is located just off the A1237 Outer Ring Road. Other nearby occupiers include, i2i Sports, The Bullen Healthcare Group, Harrison IP, Partners PR, SEP Rail & Park Holidays UK Ltd.

The business park is located approximately 3 miles West of York city centre. The A1237 provides access to the A64, A19 and A59 as well the property being located approximately 14 miles from the A1(M) and connections to the national motorway network.

York Railway station provides excellent national connectivity with the fastest time to London Kings Cross being 1 hour 50 minutes.

DESCRIPTION

Unit 1-2 Ebor House provides a modern office building over 2 floors and benefits from the following specification: -

- Open plan offices with the benefit of a reception and meeting rooms
- Suspended ceilings with LED lighting
- Air conditioning
- Fully carpeted
- Kitchen
- Male/Female/Disabled WC's
- Lift access
- 6 dedicated parking spaces

Unit 6 provides a modern hybrid unit with storage accommodation at ground floor level and offices at first floor.

- Air conditioning to first floor
- Gas fired central heating to ground floor
- Male/Female/Disabled WC's and Shower
- Lift access
- 4 dedicated parking spaces

ACCOMMODATION

Unit 1-2 Ebor House
Ground floor - 1,465 sq ft
First floor - 1,500 sq ft
TOTAL - 2,965 sq ft

Unit 6 London Ebor Business Park
Ground floor - 2,010 sq ft
Mezzanine - 1,940 sqft
TOTAL - 3,950 sq ft

The first floor of Unit 6 connects directly into Unit 1-2 Ebor House.

The landlord may consider splitting the units.

RENT

The property is available on a new Full Repairing and insuring basis for a term of years to be agreed at an asking rent of £81,000 per annum exclusive for the whole building.

ESTATE CHARGE

An estate charge is in place for the maintenance and upkeep of the common parts. This is currently running at approximately £266.51 per annum inclusive.

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 rent.

BUSINESS RATES

The property has a RV £54,550 per annum. For further information please contact the Business Rates Department at York City Council - 01904 551 140

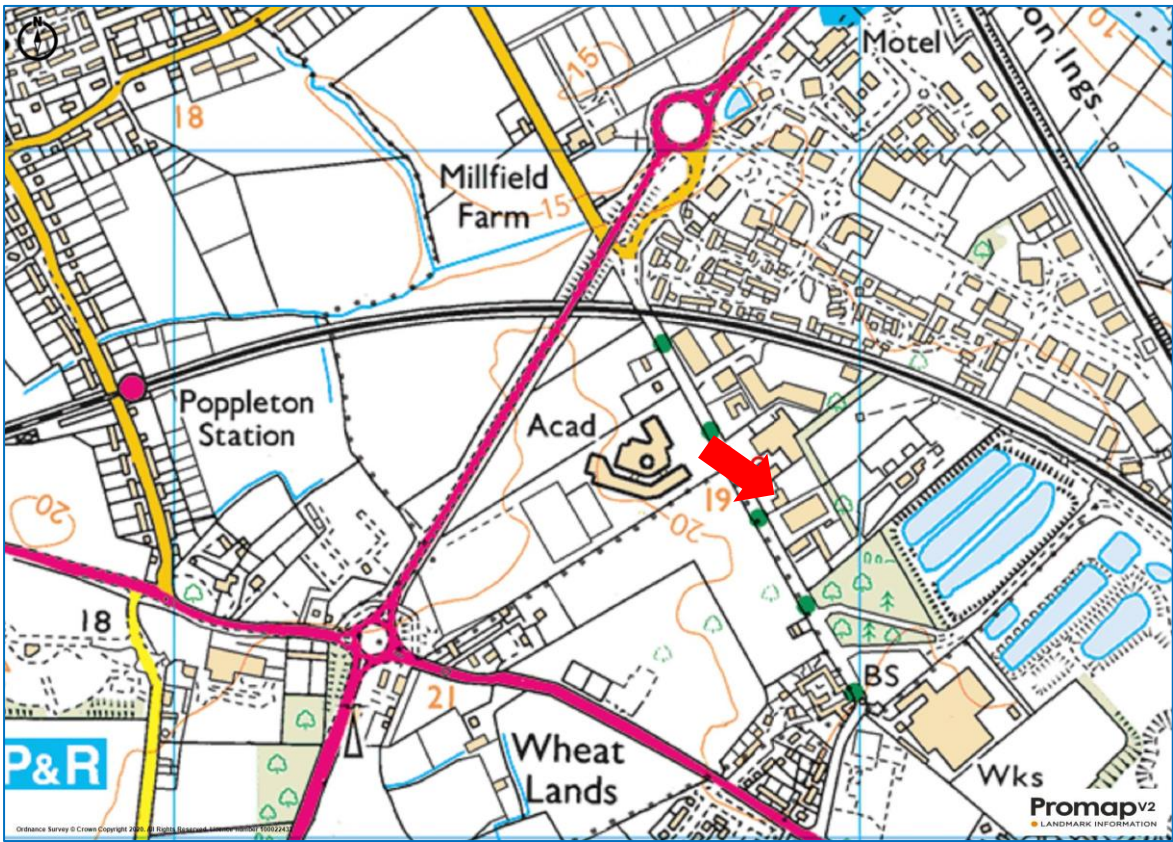
EPC

An EPC will be available upon request.

FURTHER INFORMATION

For further information please contact the sole agents: -

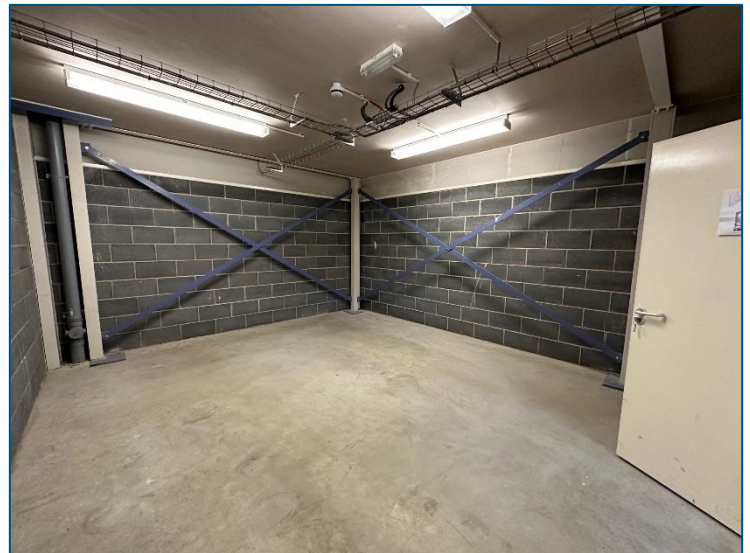
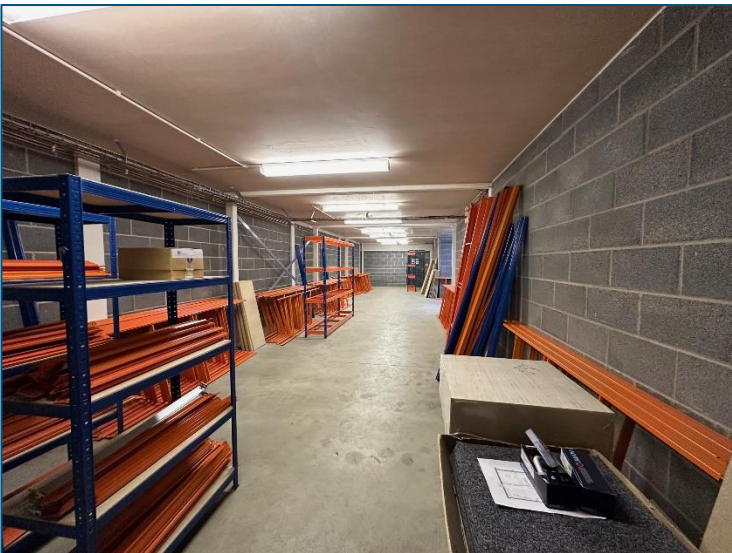
Bowcliffe:
Contact: Matthew Tootell
Tel: 0113 245 2452
Email: mt@bowcliffellp.com
Subject to Contract



Unit 1-2 Ebor House



Unit 6 London Ebor Business Park



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.