



# Bowcliffe

TO LET  
Good Quality Self-contained Office  
3,006 sq ft (279.31 sq m)  
5 car parking spaces



Genesis 4  
York Science Park  
York  
YO10 5DQ

## LOCATION

The property is situated just off Church Lane 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's Plasma Institute and Physics of Life, Future Present, HCI and Aptamer Group.

## DESCRIPTION

The property is a mid-terrace building offering good quality office accommodation on both the ground and first floors at the York Science Park.

The office benefits from the following: -

- Predominantly open plan office accommodation
- Perimeter Trunking
- Suspended ceilings with integral lighting
- Comfort cooling
- Kitchenette facilities at first floor
- Male/Female/Disabled WC's
- 5 parking spaces

## ACCOMMODATION

The office provides approximately 3,006 sq ft (279.31 sq m) over ground and first floor.

## TERMS

The office is available by way of a new full repairing and insuring lease for a term of years to be agreed at an asking rent of £52,605 per annum exclusive.

## ESTATE CHARGE

An Estate charge is in place to cover the cost of the upkeep and maintenance of any common parts of the estate.

## 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. This is currently running at RV £40,500 per annum.

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

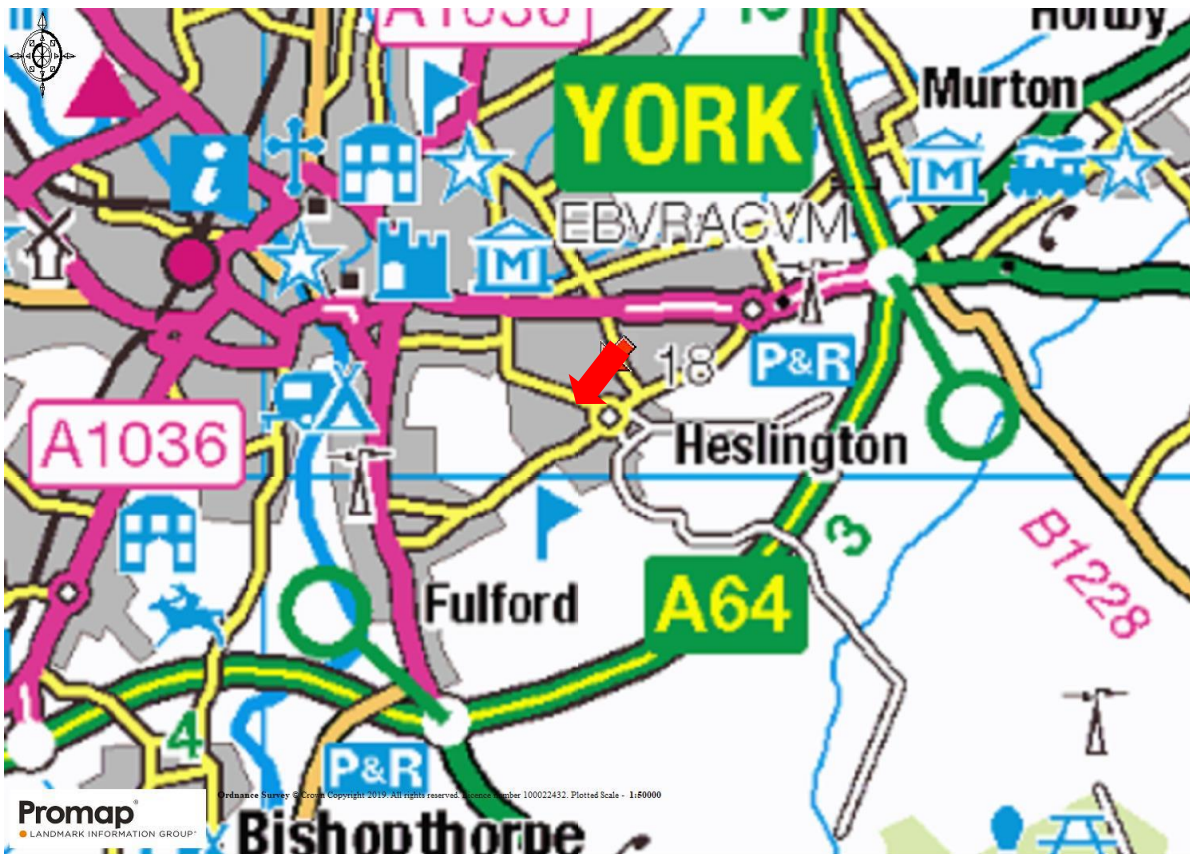
For further information or to make an appointment to view please contact the sole letting agent, Bowcliffe:

Bowcliffe: Tel: 0113 245 2452

Contact: Matthew Tootell

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