



TO LET

HIGH QUALITY MODERN OFFICE SUITES

1,974-14,178 SQ FT (183.4-1,317.2 SQ M)



OVERVIEW

Gateway 1 offers high quality, modern office accommodation in the sought-after Holgate Business Park in York. The building has been recently refurbished in part and accommodation offers flexible space across four floors and is available immediately.

With ample parking and excellent transport links, Gateway 1 is ideally located close to both York Railway Station and York historic City Centre. Holgate Business Park is home to a number of well-established firms, including Gear 4 Music, Bupa Dental Care, Benenden Healthcare and Siemens. Viewing is highly recommended.



MAIN RECEPTION AREA



**RECENTLY
REFURBISHED**



**WITHIN POPULAR
BUSINESS PARK**



**EXCELLENT
CONNECTIONS**

MAIN RECEPTION AREA





YORK MINISTER

YORK CITY CENTRE

NATIONAL RAILWAY MUSEUM

YORK RAILWAY STATION

YORK CAMPUS NETWORK RAIL

YORK CENTRAL

NETWORK RAIL DEPOT

YORK RAILWAY STATION

GEAR4MUSIC

COWI,
THE VALUATION OFFICE

BUPA DENTAL CARE

BENENDEN
HEALTHCARE

PEARSON PROFESSIONAL CENTRES

SIEMENS

HARROGATE

A59



SPECIFICATION

Gateway 1 offers a modern office building over 4 floors. The first, second and third floor suites have recently been refurbished and benefit from the following specification:



FULL RAISED
ACCESS FLOORS



SUSPENDED
CEILING WITH
LED LIGHTING



COMFORT
COOLING



OPEN FLOOR
PLAN



FULLY
CARPETED



KITCHEN



MALE/FEMALE/
ACCESSIBLE WCS



LIFT
ACCESS



GAS FIRED
CENTRAL
HEATING



COVERED CYCLE
PARKING



33 PARKING
SPACES

FIRST FLOOR SUITE



SLEEK & MODERN KITCHENS

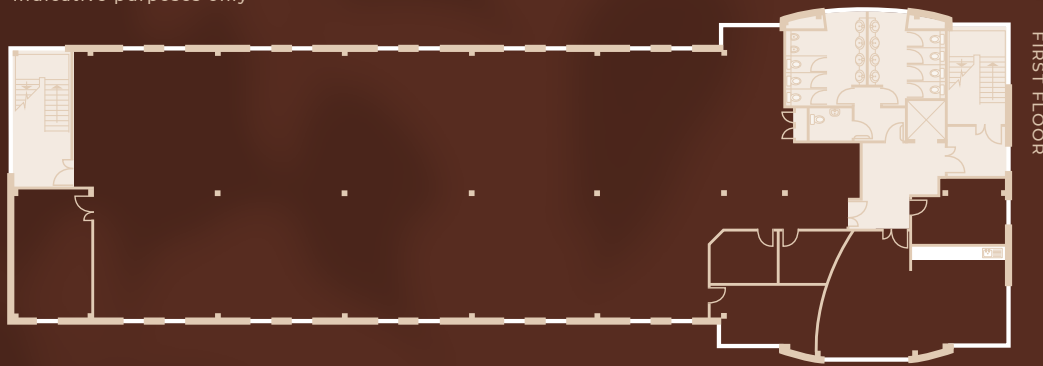


PRISTINE TOILET FACILITIES

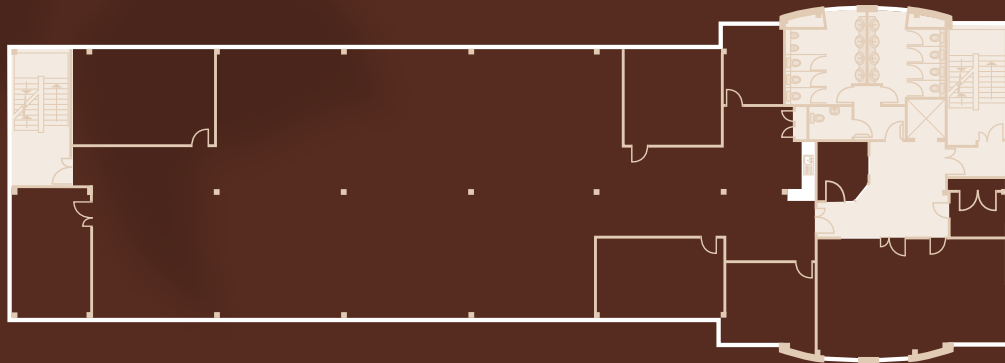


FLOOR PLANS

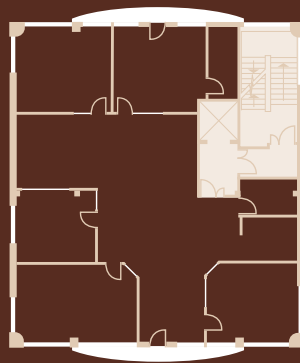
*Indicative purposes only



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

ACCOMMODATION

FLOOR	SQ FT	(SQ M)
FIRST	6,102	(556.9)
SECOND	6,102	(556.9)
THIRD	1,974	(183.4)
TOTAL	14,178	(1,317.2)

FIRST FLOOR SUITE





YORK ART GALLERY



LOCATION

Gateway 1 is located on a prime location near the entrance to Holgate Business Park, one of York's most popular office parks. Other occupiers on the park include Benenden Healthcare, Siemens, Reeds Rains, BUPA Dental Care, LSL Property Services, Gear4music and COWI UK Ltd.

Holgate Park fronts the A59 York to Harrogate Road (Poppleton Road) and is approx. 1.5 miles by car from York Railway Station / York City Centre located to the east. The A1237 York Outer Ring crosses the A59 some 2 miles to the north west and this connects with the A64 and other trunk roads. York Railway Station provides excellent national connectivity with the fastest time to London Kings Cross being 1 hour 50 minutes.



YORK MINSTER



**1.5 MILES
YORK CITY CENTRE**



**1.1 MILES WALK
YORK RAILWAY
STATION**



**SITUATED IN
A CULTURALLY
RICH CITY**



TERMS

To be agreed on application.

SERVICE CHARGE

A service charge will be in place for the maintenance and upkeep of the 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

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

EPC

An Energy Performance Certificate can be made available upon request.

FURTHER INFORMATION

For further information or to make an appointment to view please contact the joint agents Bowcliffe or McBeath Property Consultancy.



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