

# HUDSON QUARTER

YORK

Toft Green, York, YO1 6JT

**TO LET**

**GRADE A SUSTAINABLE OFFICES**

Suites available from 2,900 - 6,600 sq ft





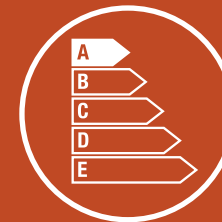
A prestigious, sustainably built, Grade A office building, an integral part of an exceptional mixed use development within the ancient city walls of York.



Dedicated car parking



BREEAM Excellent



Energy Performance Certificate (EPC) 'A'



Adjacent to York Railway Station

# ULTRA CONNECTED

In the heart of the UK and one of its best-connected cities: 20 minutes from Leeds, and under 2 hours from London, Manchester and four international airports.

York is the cultural gateway to the North of England. Superbly sited within the famous city walls, a stone's throw from the station with beautiful streets, vibrant communities and world-class culture on your doorstep, Hudson Quarter will be an inspired choice for those seeking unrivalled city living and working.



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London	1 hr 52 mins
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Edinburgh	2 hr 35 mins
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Leeds	23 mins
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Manchester	1 hr 20 mins
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Newcastle	57 mins
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## FOR BUSINESS

York is recognised as an outstanding place to do business: In the centre of the UK with access to superb road, rail and air connectivity and an aspiring and highly educated population and workforce, and voted the UK's best place to live in 2018.

- 40% of the workforce is educated to degree equivalent level. World respected universities and colleges provide and attract a skilled and diverse population and workforce
- A recognised world class centre for rail engineering consultancy, bio, food and agri tech research and enterprise and the location for the country's first Science Park
- Proudly a UNESCO City of Media Arts, and the North of England's cultural gateway for many international markets, social innovation, inclusivity and diversity
- A unique Northern Powerhouse city with easy access to the major financial centres – without their congestion and costs. Hiscox, Nestlé, Network Rail, Arup, TSP Projects, Revolution Software, Stage One, Aviva... just some of the world class businesses that have chosen to base themselves in York

**Hudson Quarter is already home to:**

**Knights**plc

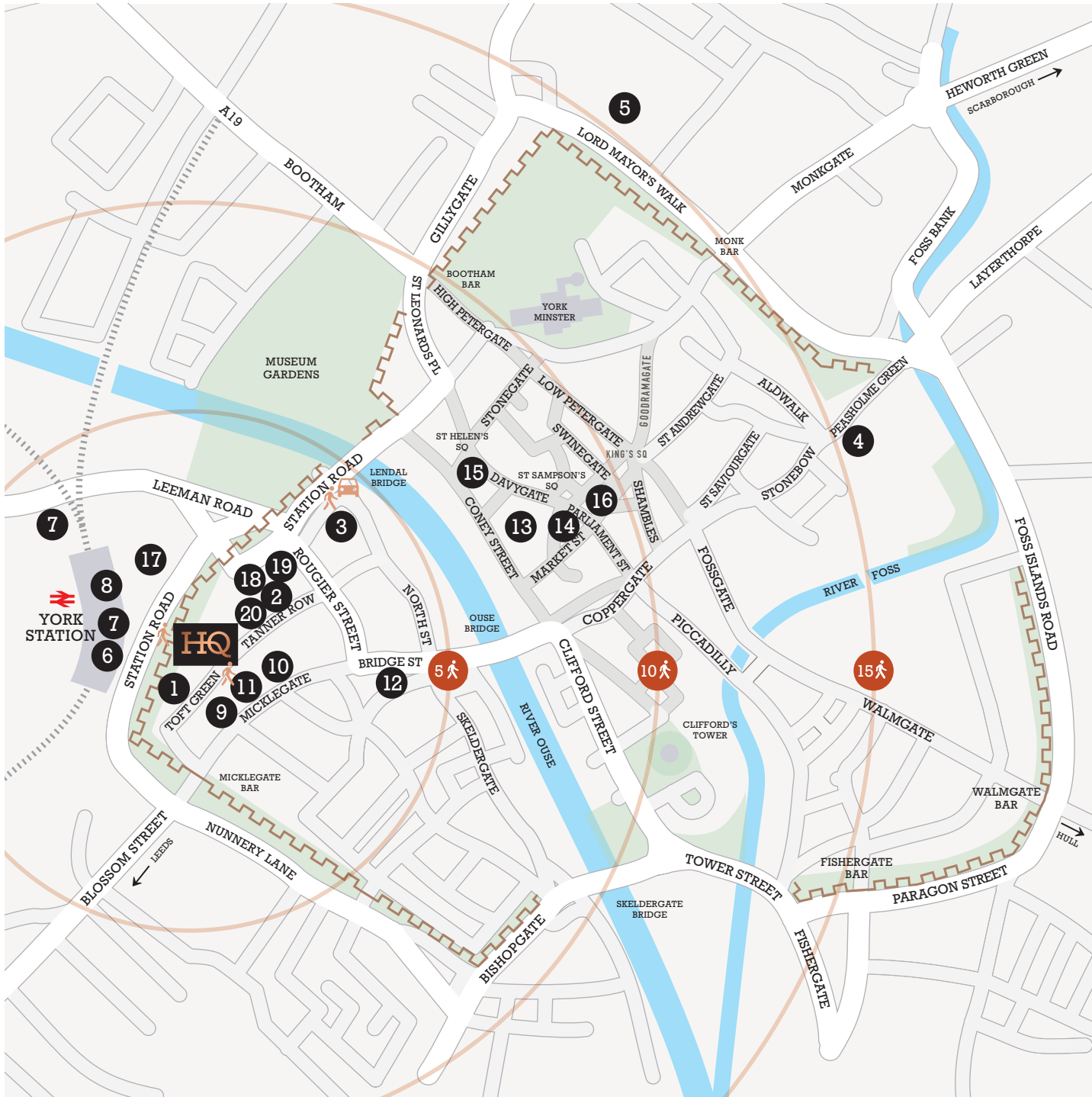


**redcentric**  
business technology. managed.

**JM FINN**

**ARCADIS**

# CITY CENTRE



## OCCUPIERS

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## LOCATION & ACCESS

- 6 Pret 
- 7 Sainsbury's Local 
- 8 Starbucks 
- 9 Skosh - contemporary dining
- 10 Micklegate Post Office

## RETAIL & LEISURE

- 11 Micklegate Cafés, Bars and Restaurants
- 12 Sainsbury's
- 13 Prime Retail
- 14 All High Street Banks
- 15 Bettys Café Tea Rooms
- 16 M&S and Market

## HOTELS

- 17 Principal
- 18 The Grand
- 19 Malmaison
- 20 Hampton by Hilton

# SPECIFICATION

- M&E systems designed for 1 person per 8 sq m occupancy
- High-performance solar control floor-to-ceiling glazing
- Air conditioning
- Raised access floor - 150mm clear void
- Metal perforated suspended ceiling tiles
- LED lighting
- 2.8m floor-to-ceiling height
- Highly efficient column-free floor plate
- 9 car parking spaces remaining

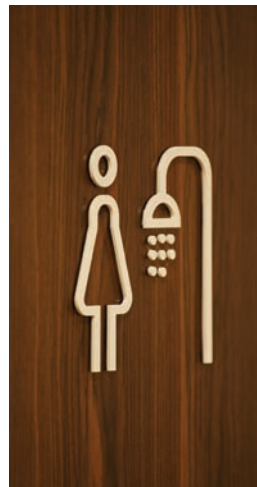
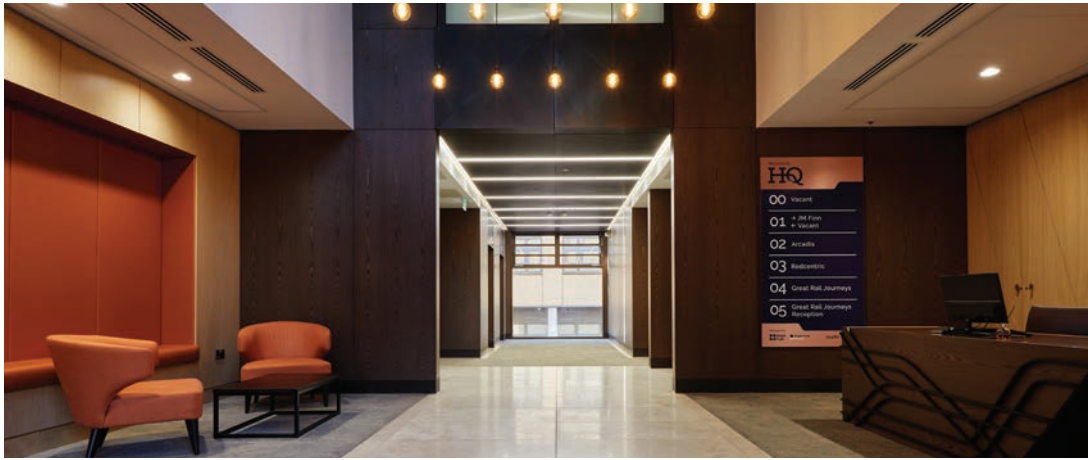
# SUSTAINABILITY & WELLBEING

- EPC "A"
- WiredScore Platinum and Backbone Connectivity
- BREEAM Excellent
- 54 secure cycle spaces
- Extensive shower and drying facilities
- Attractive fully landscaped environment
- Electric car charging points



HUDSON  
QUARTER

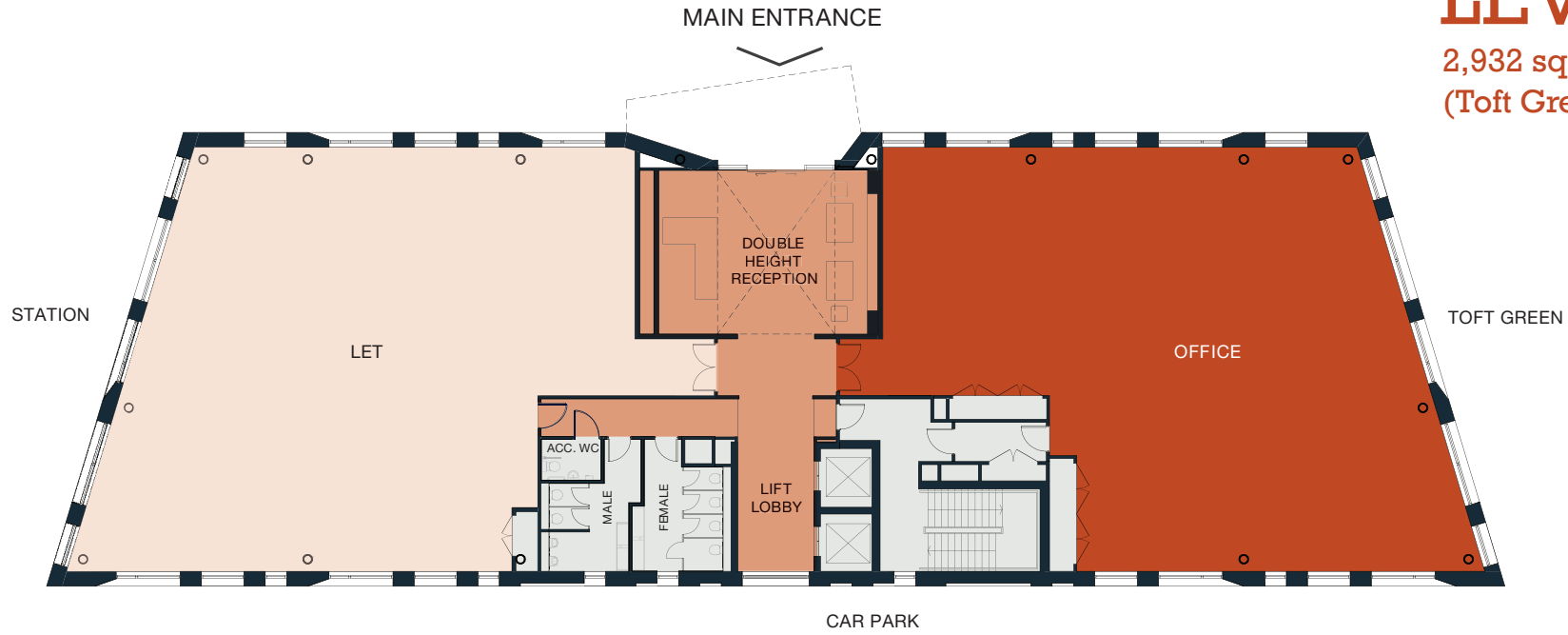
YORK





# LEVEL 01

2,932 sq ft (272.4 sq m)  
(Toft Green)





# HUDSON QUARTER

Toft Green, York YO1 6JT

## FURTHER INFORMATION

A DEVELOPMENT BY



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1. The Sunday Times, Best Places to Live, March 2018

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