

ARTEMIS HOUSE

Eboracum Way,
Heworth, York,
YO31 7RE

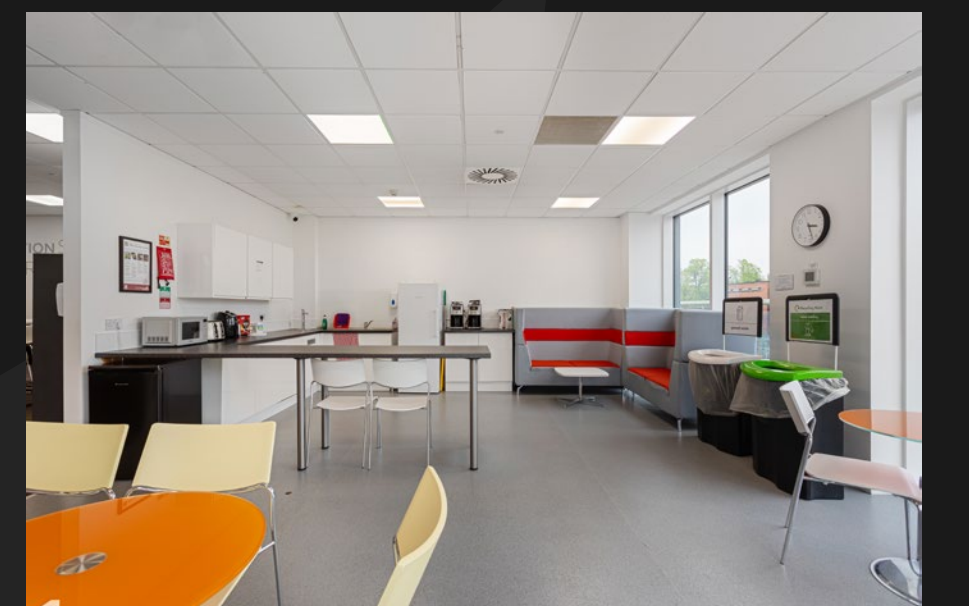
- Grade A First Floor Offices
- Central York location
- 1 mile from the City Centre
- 1.3 miles from York Train Station

TO LET

6,668 sq ft (619.5 sq m)

















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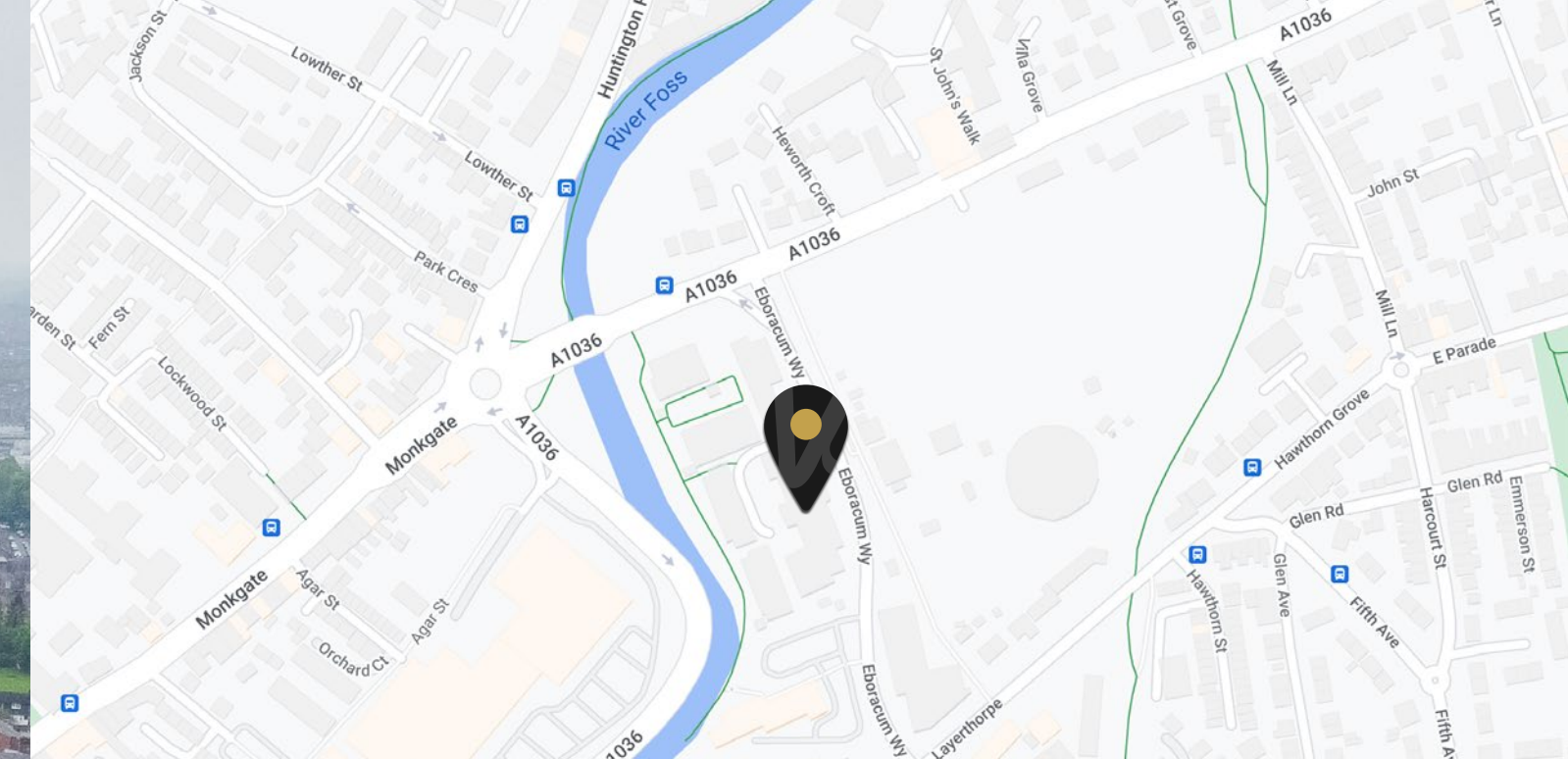




DESCRIPTION

Artemis House provides high specification office accommodation including a full access raised floor, air conditioning, suspended ceiling with LED lighting, lift access, fully carpeted, male/female and disabled wc's, shower facility, secure entry system and 9 underground parking spaces.

-  Grade A Specification
-  Open Plan
-  Full Access Raised Floors
-  Air Conditioning
-  Photovoltaic (PV) Panels
-  Suspended Ceilings with Integrated LED Lighting
-  2 x Lifts
-  Shower Facilities
-  Large Kitchen
-  Private Reception Area
-  Boardroom
-  Self Contained Meeting Rooms
-  Bike Storage
-  Secure Entry System
-  9 x Underground Car Parking Spaces
-  Electric Vehicle Charging Points



LOCATION

The property is situated on Eboracum Way approximately 1 mile north of York City Centre. The property is easily accessed by road being within a 10 minute drive of the A64 and A19 respectively and also benefits from strong national rail links being just 1.3 miles from York Train Station. Nearby occupiers include Hunters Estate Agents, Boxxe, APM, Travelodge, Screwfix, Jewsons, Morrisons and Costa Coffee.

TERMS

A new lease is available with terms to be agreed.

SERVICE CHARGE

The service charge budget for 2024 is £24,406 pa.

BUSINESS RATES

We understand the Rateable value for the property is currently £82,500.

VAT

If applicable will be charged at the standard rate.

EPC

Awaiting reassessment.

FOR MORE INFORMATION CONTACT:

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