



## First Floor, Stirling House, Station Business Park, Holgate Park Drive, York £25,150 Per Annum

High quality open plan office located in a modern two storey building.

Situated on a popular business park with easy access into York city centre and the outer ring road (A1237).

Net Internal Area: 195.18 sq.m (2,101 sq.ft) approx.

6 car parking spaces.



## DESCRIPTION

The office suite is located in a modern, purpose built two storey detached building. A well-lit communal foyer provides access to the first floor, where the office suite is located.

The suite provides an open plan office with separate board room, kitchen facility and private toilets. The office benefits from raised floors with power/data points, suspended ceiling with integrated lighting and central heating.

NIA: 195.18 sq.m (2,101 sq.ft). IPMS 3: 202.22 sq.m (2,172 sq.ft).



## LOCATION

The property is located on Station Business Park on Holgate Park Drive, off Holgate Road (A59). The business park is conveniently positioned, being located just 3 miles from York city centre (to the south east) and less than 2 miles from the outer ring road (A1237).

Holgate Road (A59) provides excellent access into the city from Harrogate, Knaresborough and the A1(M), from the west.

Station Business Park is popular with a wide range of office occupiers, including the likes of Gear4Music, Beneden Healthcare, Valuation Office Agency and many more.



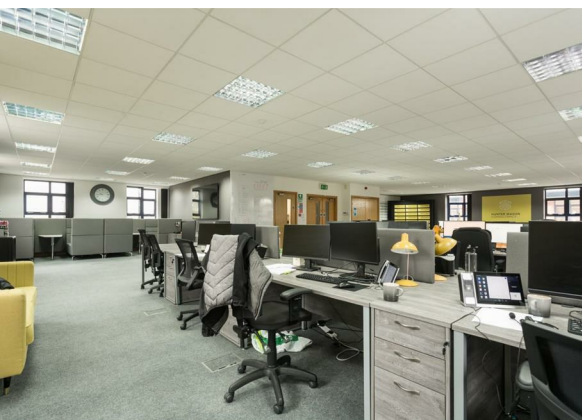
## SERVICES

The property benefits from mains electricity, gas, water and drainage.

## TERMS

The property is available by way of an assignment of an existing 5 year lease that commenced January 2023. The lease is on effective full repairing and insuring terms at a rent of £25,150 per annum exclusive.

A service charge is applicable in addition to the rent. The service charge is a fair proportion of the costs to the Landlord of repairing, maintaining and cleaning the business park, building structure and the common parts.



## RATEABLE VALUE

£37,250

## ENERGY PERFORMANCE CERTIFICATE

The property has an energy performance asset rating of B 50. A full copy of the certificate is available upon request.

## LEGAL COSTS

The incoming Tenant is to be responsible for Landlord's legal and surveyor's fees.

## VIEWINGS

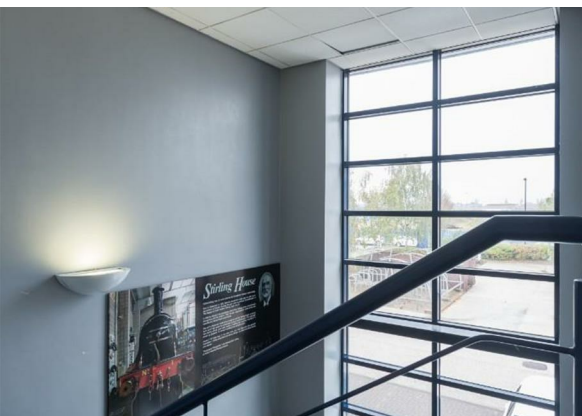
Contact Stephenson's Estate Agents (Commercial & Development) - 01904 625 533

## VALUE ADDED TAX

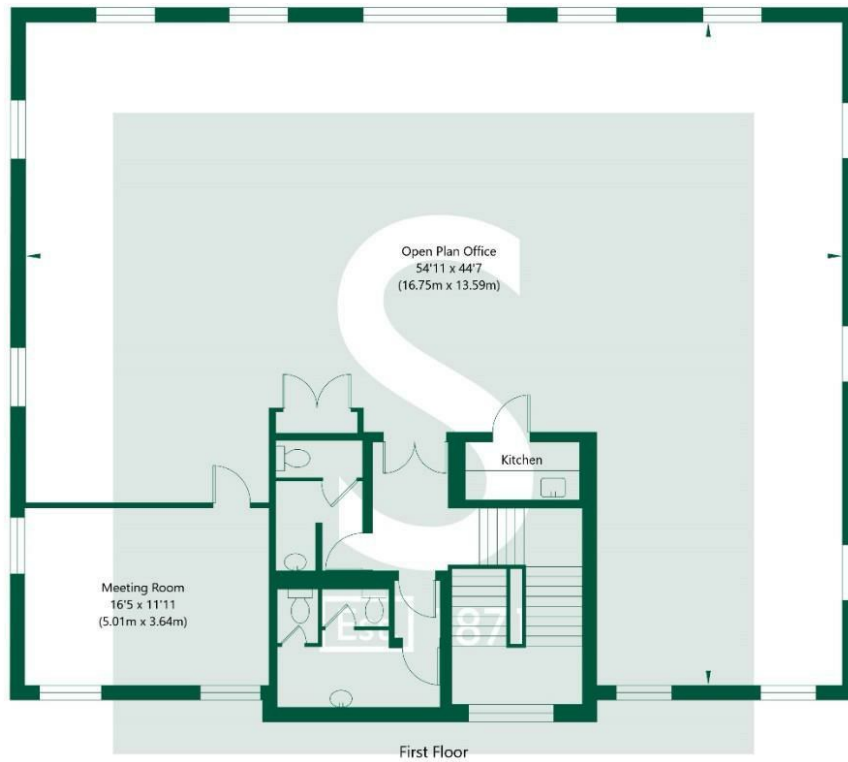
All figures quoted are exclusive of VAT. We are advised that the property is elected to tax and that VAT is therefore payable.

## DATE PREPARED

November 2023



Unit 3 Station Business Park , Holgate Park Drive, York, YO26 4GB



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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