

**Location**

The city of York has a dynamic and well-balanced economy is well placed to benefit from inward investment over the coming years.

Major occupiers include Nestle, Network Rail, Aviva, Shepherd Building Group, Northern Rail and Hiscox Insurance. The city also has two of the most outstanding universities.

It is one of the United Kingdom's major tourist destinations, ranked second only to London, boasting attractions including York Minster, the City Walls, The Jorvik Museum, York Barbican and The National Railway Museum amongst others.

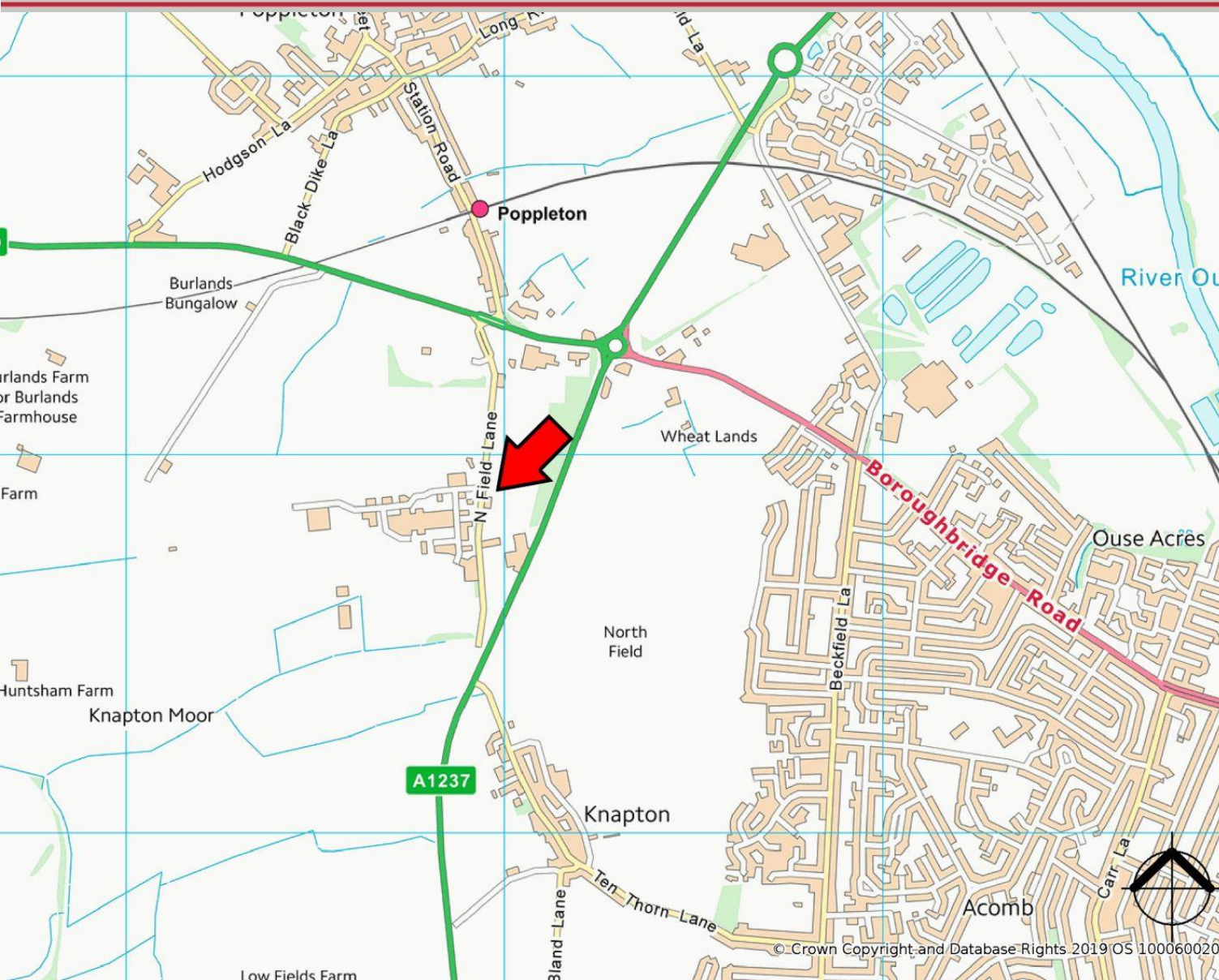
**Situation**

The premises are located on Hackness Road, within the prestigious Northminster Business Park.

As such the property is located immediately off the A59 York – Harrogate road and close to A1237 Ring Road, which provides rapid access to A64 (A1) and A19.

Other nearby occupiers include: Pavers, Gammerler, Newtons Solicitors, Mencap, Renishaw, Punter Southall and York Bioanalytical Solutions.





### Description

The premises form the first floor of a modern purpose-built detached office property.

The building is constructed of brick under a pitched tile covered roof. The windows are double glazed. The office has its own independent entrance at ground floor level, providing access to first floor.

There are male and female WCSs, together with kitchen. Heating is via a gas fired boiler.

### Floor areas

The premises provide the following net internal floor area:

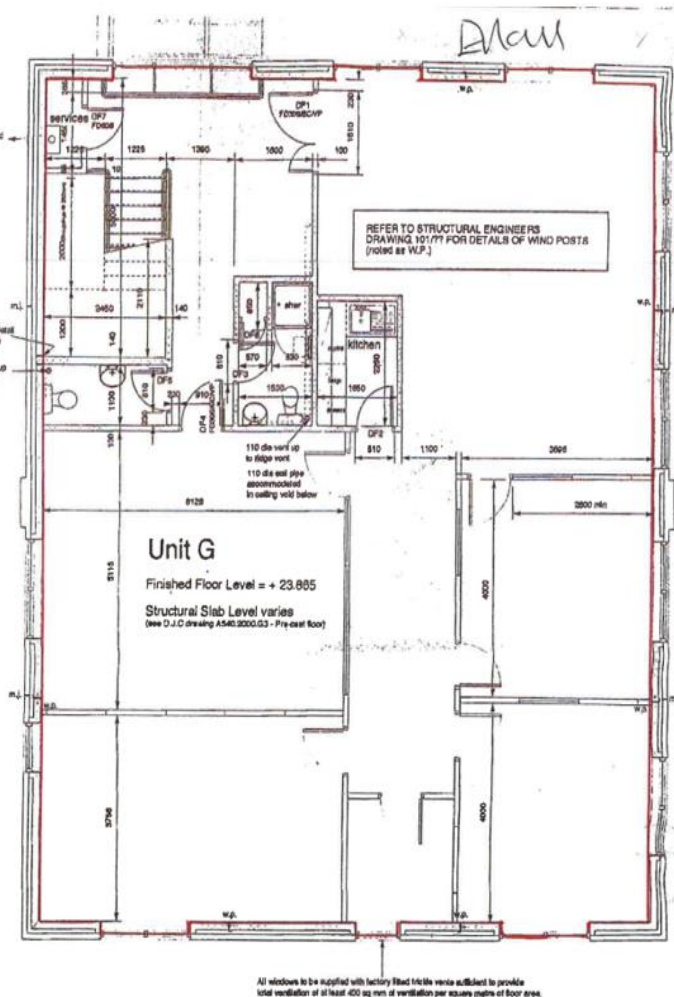
<i>First floor office</i>	<i>1,665 sq ft</i>
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*These are predominantly open plan with 4 private partitioned offices.*

### Planning

The property is not situated within a conservation area, nor is the property listed.

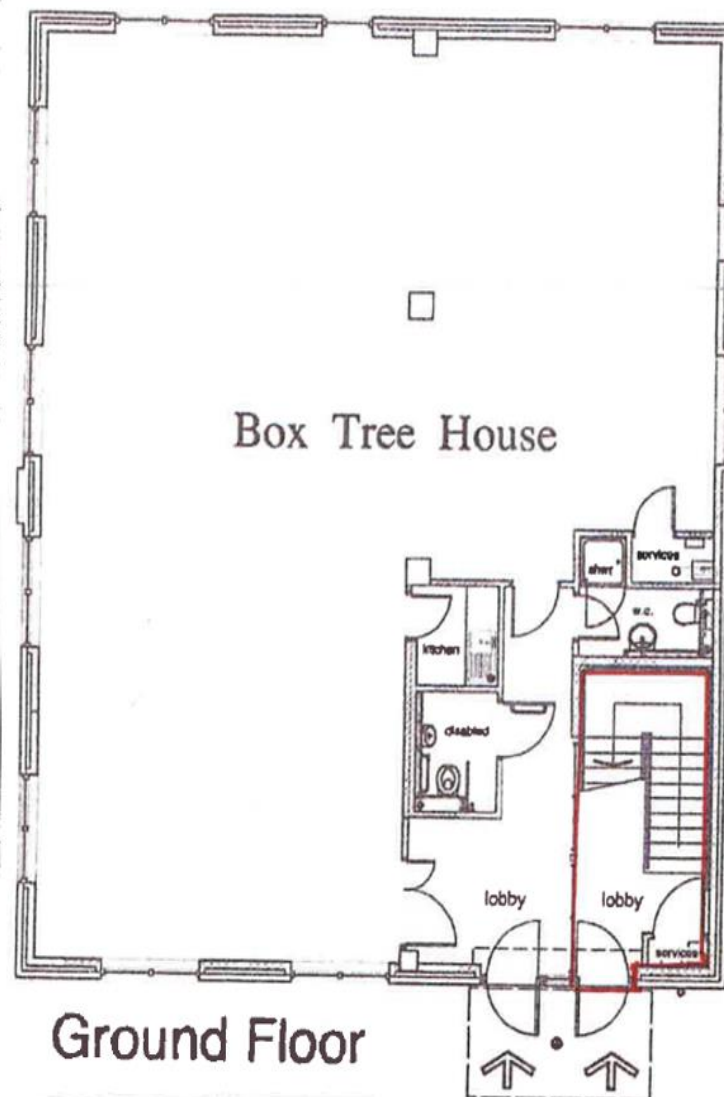
The use is designated as E, under the new Use Classes Order (2020). Under this use class the following will be permitted: Office, Medical and Leisure.



First Floor

**Revisions**

- A. Oct 2000 - Unit no longer split into two, internal layout amended
- B. Nov 2000 - Layout modified to accommodate Northminster Offices at ground floor & separate tenant at Pt
- C. 17.11.00 - External Door swings adjusted.
- D. 15.12.00 - 9'6" wide window added in South Elevation. Glazed screen & post added in lieu of double adjacent entrance light. Partition glazing omitted from one internal office.
- E. Jan 2001 - Demountable Partition layout amended & glazed screen added adjacent entrance lobby floor
- F. 08.05.01 - Northminster moved upstairs - Core amended (see kitchen moved, etc.) Office access (door 1)
- G. 08.05.01 - Lobby at ground floor reduced in size & storage cupboard removed.



Ground Floor

**EPC**

An EPC has been commissioned and will be available shortly.

**Services**

Mains electricity, heating, water, gas and drainage are connected to the property.

**Rateable value**

The premises have a rateable value of £16,650.

**Rental**

£25,000 per annum, payable quarterly in advance.

The above rental is subject to VAT.

**Estate Charge**

There is an estate charge £206 per quarter plus VAT.

**Terms**

The premises are available to let by way of a new 5 year effective full repairing and insuring lease.

**Further Information:**

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