

TO LET

FIRST FLOOR

3 INNOVATION CLOSE, HESLINGTON, YORK, YO10 5ZF

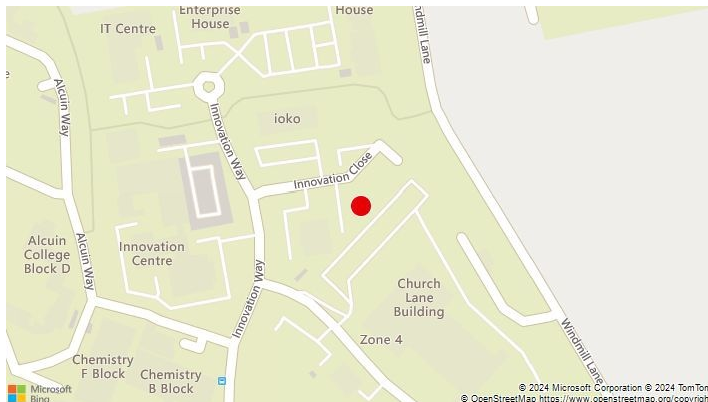
**BARRY
CRUX**  COMPANY
CHARTERED SURVEYORS
VALUERS, PROPERTY CONSULTANTS & AGENTS

Rent - £22,714 per annum

OFFICE
1,608 sq.ft. (149.38 sq.m.)

Property Features

- First Floor Office Space in a Modern Building
- Open plan layout with partitioned private offices and a meeting room
- Light and spacious workspace with staff breakout zone
- 5 dedicated car parking spaces with access to electric vehicle charging point
- Located close to the A64 dual carriageway and easy access to York City Centre



Enquiries

Barry Crux & Company
01904 659990
admin@barrycrux.co.uk

Location

The property is located on Innovation Close, which comprises a number of purpose-built modern office units and is situated within the business estate, referred to as York Science Park.

York Science Park is located on the edge of the York University, West Campus and is popular with technology and science-based office occupiers. The location is situated approximately 2 miles to the east of York city centre, accessed generally by way of Hull Road, which leads in an easterly direction to the outer ring road (A64), as well as from the Fulford direction (A19).

Description

The property is a modern purpose built two-storey office building with brick façade and a pitched profile metal clad roof.

Internally, the first floor modern office suite with raised floors, suspended ceilings, double glazed windows, central heating and recessed lighting. The office suite has its own private kitchen and communal toilet and shower facilities are provided at both ground and first floor levels.

There are 5 allocated parking spaces with the property and access to an electric vehicle charging point.

Accommodation

The following floors have been measured in accordance with the prevailing RICS Code of Measuring Practice.

Open plan office with 2 partitioned offices and a meeting room, together with a kitchen and staff breakout area.

Ladies and gents WC facilities

	sq.ft.	sq.m.
First Floor	1,608	149.38

EPC Rating

An EPC has been commissioned and will be available in due course.

Services

We believe that mains gas, electric, water and drainage are connected to the property. Interested parties are advised to make their own independent enquiries.

Local Authority

York

Business Rates - 2024/25

RATEABLE VALUE RATES PAYABLE

£23,500	£11,726.50
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The above has been provided for information purposes only. Interested parties are required to make their own enquiries with the local authority business rates department.

Terms

The property is available by way of lease assignment. The lease is for a term expiring on 9 May 2026 and is excluded from of Sections 24-28 of the Landlord & Tenant Act 1954. The current rent is £22,714 per annum plus VAT and a service charge is payable.

