



Genesis 4 York Science Park York, YO10 5DQ

To Let Good Quality Self-contained Office
279.31 sq m (3,006 sq ft)

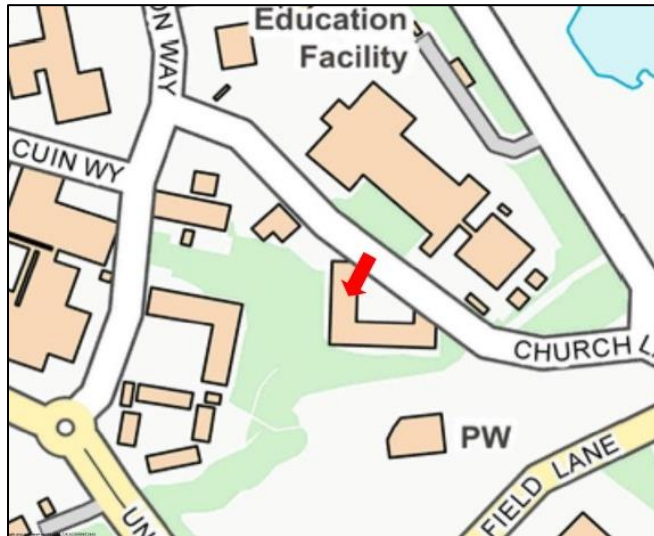


Location

The property is situated just off Church Lane at the highly successful York Science Park. Located approximately 3 miles South East of York City centre. The park benefits from excellent transport links with the A64 dual carriageway connecting to the national motorway network thereafter.

York Railway station provides excellent national connectivity with the fastest time to London Kings Cross being 1 hour 50 minutes.

The Grimston Bar Park & Ride is located close to the Science Park providing easy access in to the City centre. Neighbouring occupiers include York University's Plasma Institute and Physics of Life, Future Present, HCI and Aptamer Group.



Description

The property is a mid-terrace building offering good quality office accommodation on both the ground and first floors at the York Science Park.

Summary

- Predominantly open plan office accommodation
- Perimeter Trunking
- Suspended ceilings with integral lighting
- Comfort cooling
- Kitchenette facilities at first floor
- Male/Female/Disabled WC's
- 5 parking spaces

Accommodation

The accommodation, measured on a gross internal area basis, briefly comprises:

	Sq m	Sq ft
Ground & First Floor	279.31	3,006

Terms

The property is available to rent on the following terms and conditions.

Rent

The commencing rental will be £52,605 per annum exclusive of rates, VAT and all outgoings payable quarterly in advance by Bankers Order.

Lease Term

By negotiation

Estate Charge

An Estate charge is in place to cover the cost of the upkeep and maintenance of any common parts of the estate.

VAT

The property is registered for VAT and so VAT will be chargeable on the rent.

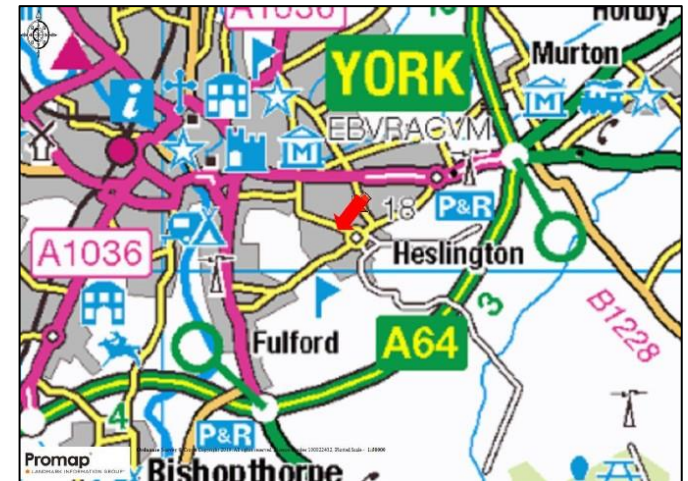
Business Rates

The Tenant will be responsible for the payment of rates. Verbal enquiries with the Local Authority reveal that the property currently has a rateable value of £40,500. Interested parties are advised to confirm the accuracy of the above figure by contacting the Local Authority directly.

EPC

A copy of the Certificate and Recommendation Report is available on request.

TBC



Contacts

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Date: **November 2024** File Ref: **17258**



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