SYCAMORE HOUSE

NORTHMINSTER BUSINESS PARK YORK YO26 6QR

Superb Ground Floor Offices



Established business area close to a range of amenities and services.

- Excellent office units with a contemporary design
- Ideal for small businesses and start ups
- Easy access to main road network
- Walking distance from railway station
- Pleasant landscaped working environment

TO LET

By assignment or sub-letting

McBeath Property Consultancy Limited

PROPERTY AND LAND SALES, LETTINGS, ACQUISITIONS, APPRAISALS, RENT REVIEWS

2 clifton moor business village, James Nicolson link, York, Yo30 4xg

FEL 01904 692 929 FAX 01904 690 488 WEB mcbeathproperty.co.uk



LOCATION

The property is situated at Northminster Business Park an established semi rural business park approximately 3 miles to the west of York City Centre.

Northminster Business Park is accessed from a road that connects directly to the A59 close to its junction with the A1237 North York Ring Road. The A59 provides road connections into York city centre to the east and Harrogate and the A1(M) to the west. Additionally the A1237 provides good road links to the A64, A1(M) and the Leeds/Bradford conurbation.

There is a good public transport provision with bus services and a railway station (Upper Poppleton) within walking distance of the subject site. Yorks main city rail station is a major rail hub with direct connections to the majority of the countrys major towns and cities. A wide range of retail and leisure facilities are within a short drive.

DESCRIPTION

The subject property is a semi-detached two storey purpose-built, office building, which we believe was constructed in 2005.

The building is of cavity brick and blockwork elevations with an 'overhung' even pitched hipped roof clad with composite 'slate' tiles.

Internally the building has a range of modern office features including:-

- o Full access raised floors
- o W.C.s (incl. disabled)
- Fitted kitchen
- o Shower
- o Painted plastered walls
- o Gas central heating

- o Tiled reception area
- o Full carpeting
- o Double glazing
- o Suspended ceilings
- o Integral VDU lighting
- o Air conditioning

Internally the offices are fitted with 2 glazed partitioned offices for managers and meeting room use.

Externally the property benefits from on-site car parking within a shared parking area. Shared cycle bays are also provided at Northminster Business Park.

FLOOR AREA

The property has a net internal floor area of approximately

Ground Floor 95.54 sq. m. (1,028 sq.ft.)

IMPORTANT NOTICE

McBeath Property Consultancy Ltd, their clients and any joint agents give notice that:

They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and McBeath Property Consultancy Ltd have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



LEASE TERMS

The Property is available by assignment or sublease of a lease that expires in May 2015. The passing rent is £12,288 per annum excluding VAT and service charge

SERVICE CHARGE

A Service Charge is payable to cover the cost of servicing and maintaining the internal and external common areas

RATES

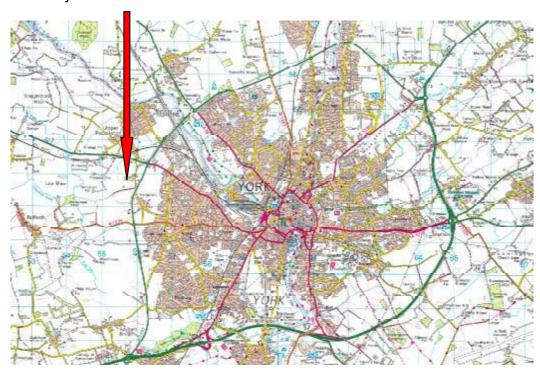
Interested parties are requested to make their own enquiries in this regard.

VIEWING

Strictly by appointment with the sole agents Tel: 07725 416002 or 01904 692929



Sycamore House





CHARTERED SURVERYORS, AGENTS, VALUERS, DEVELOPMENT CONSULTANTS Property and land sales, lettings, acquisitions, appraisals, rent reviews

2 CLIFTON MOOR BUSINESS VILLAGE, JAMES NICOLSON LINK, YORK, YO30 4XG TEL 01904 692 929 FAX 01904 690 488 WEB mcbeathproperty.co.uk



NOTES

IMPORTANT NOTICE

McBeath Property Consultancy Ltd, their clients and any joint agents give notice that:

They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and McBeath Property Consultancy Ltd have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

McBeath Property Consultancy Limited

M|P|C