

LOCATION

York is an important and historic principal commercial centre in the north of England, with a population of over 175,000. It is widely acknowledged as being one of Europe's most attractive cities providing the perfect environment in which to live and work. York is able to boast a number of major companies including Nestle, British Telecom, Aviva and CPP Group Limited.

The property is situated on The Stonebow, close to Parliament Street, and immediately opposite the Hungate area of the city, where a proposed exciting new £150 million residential and leisure quarter is now being developed. The prime retail pitch of Coney Street/Parliament Street is approximately 400m to the west, and the property is within 10 minutes walking distance of York Railway Station.



FOR FURTHER INFORMATION

For further information relating to this exciting opportunity please contact the joint letting agents:



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Alan Syers or
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Flanagan James and Lawrence Hannah on behalf of the proposing vendor or lessor and on their own behalf give notice that (i) these particulars are set out as general information only for the assistance of intending purchasers or lessors. They do not constitute the whole or part of an offer and will not be incorporated in any contract term. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are provided in good faith but without any liability of any kind on any proposing vendors or lessors. Any intending purchaser or lessee shall not rely on such information which is given on condition that any intending purchaser or lessors shall satisfy themselves by their own inspections or other enquiries about the property in all respects. (iii) No partner and no other person employed by Flanagan James and Lawrence Hannah has any authority to make representation or give any warranty whatsoever in relation to this property whether on behalf of proposing vendors or lessors or on behalf of Flanagan James and Lawrence Hannah. October 2012

Design/Photography Purple Marbles T: 01904 761 116

Grade A offices in the heart of York

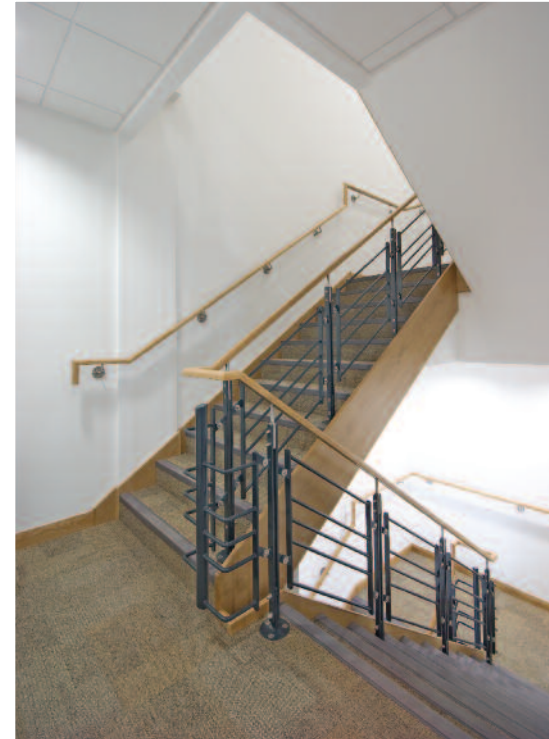
TO LET



1,072.7 sq m (11,546 sq ft) approx - Suites available from 203.2 sq m (2,188 sq ft) upwards



Grade A offices in the heart of York **To LET**



ACCOMMODATION

A new 3 storey development providing the following:-

DESCRIPTION	SQ FT	SQ M
Ground Floor	5,426	504.1
First Floor	3,933	365.4
Second Floor	2,188	203.2
TOTAL	11,546	1,072.7

The property is available to let as a whole, or alternatively consideration will be given to letting on a floor by floor basis. Car parking is available in the nearby Haymarket and Shambles car parks.

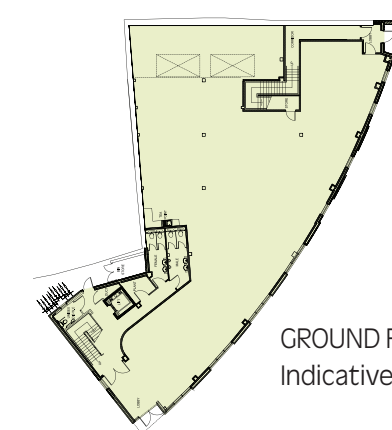
DESCRIPTION

Quartz Point has been designed and constructed to a high specification, benefitting from the following:

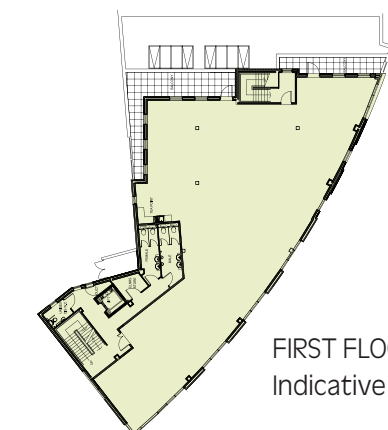
- ◆ Full access raised floors
- ◆ Suspended ceilings
- ◆ Recessed LG7 fluorescent light fittings
- ◆ Fully carpeted office areas
- ◆ Glazed feature entrance
- ◆ 8 person high speed passenger lift
- ◆ Combined heating and cooling system

The Building has an EPC rating of C and a BREEAM rating of good.

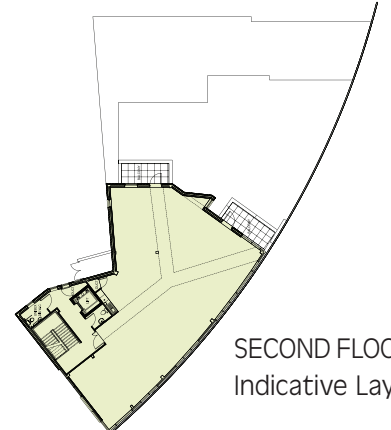
The Stonebow York



GROUND FLOOR -
Indicative Layout



FIRST FLOOR -
Indicative Layout



SECOND FLOOR -
Indicative Layout