

ACER HOUSE

Northminster Business Park

YORK YO26 6QR

TO **LET**



PRESTIGIOUS GRADE A OFFICE BUILDING WITH DEDICATED PARKING

2,995 – 6,024 sq ft (278.24 – 559.64 sq m)



Location

Acer House is located within the established Northminster Business Park immediately off the A59 at its junction with the A1237 York outer ring road, which connects directly with the A64 which provides access to the regional motorway network. York city centre is located approximately 2½ miles to the east. Immediately adjoining the business park is the Poppleton Bar Park & Ride with 600 car spaces, which provides a frequent service to the city centre.



SatNav Ref:
YO26 6QR

Description

The premises comprise a detached self-contained 2 storey purpose built office building providing high quality office accommodation over ground and first floors. The offices are accessed from the principal entrance and reception area centrally located which offers great flexibility to an occupier for sub divisions by function, within the building. Within this area are male/female/disabled WC and shower facilities, with both floors serviced by stairs and an 8 person passenger lift. The office space comprises predominantly open plan accommodation however a series of high quality partitioned private offices and meeting rooms have been created on both floors. The ground floor has an extended kitchen and staff breakout/canteen area with its own separate external entrance to an external seating area and additional parking to the rear of the building.

Specification

- 100% raised access floors throughout office areas with integrated floor boxes for power & data
- Comfort cooling/air conditioning throughout office areas
- Separate central heating system
- New carpeting & decoration throughout the building
- Fully DDA Compliant with 8 person passenger lift servicing first floor
- Shower facilities
- High quality entrance & reception area
- High quality partitioned meeting/board room areas

Accommodation

The accommodation has been measured in accordance with the RICS Code of Measuring Practice 6th Edition and provides the following net internal floor area:-

Description

Ground Floor	2,995 sq ft	278.24 sq m
First Floor	3,029 sq ft	281.40 sq m
TOTAL	6,024 sq ft	559.64 sq m

Terms

The building is available by way of a new full repairing and insuring lease for a term of years to be agreed as a whole or on a floor by floor basis, at a rent of £13.50 per sq ft per annum.

Rates

We have been informed that the premises have a rateable value of £65,000.

Parking

The building benefits from up to 30 on-site parking spaces.

VAT

All reference to price, premium or rent are deemed to be exclusive of VAT unless expressly stated otherwise. Any offer received by Lawrence Hannah will be deemed exclusive of VAT.

Legal Costs

Each party are to be responsible for their own legal costs incurred in connection with this transaction.

Energy Performance Certificate

An energy performance certificate has been commissioned and is available to interested parties.

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This is how energy efficient the building is.

Viewing

For further information please contact the sole agents.



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