

TO LET
First Floor

LEEMAN HOUSE
Station Business Park
Holgate Park Drive
York YO26 4GB

Modern High Quality
Offices



4,123 sq ft (383.02 sq m)
approximately, net internal area

With on-site parking



LOCATION

Station Business Park forms part of the popular Holgate Park development and is situated on Holgate Park Drive, just off Poppleton Road (A59).

Holgate Park fronts the A59 York to Harrogate road and is approximately 1.5 miles from the city centre, and York railway station is a short walk away. The A1237 York Outer Ring Road connects with the A59 approximately 2 miles to the North West which in turn provides access to the A64 and other main trunk roads.

DESCRIPTION

The property comprises the first floor of a purpose built two storey detached office building. The unit is of brick construction underneath a pitched and hipped slate covered roof, with feature full height glazing panels.

Internally the first floor provides high quality office accommodation, benefitting from full access raised floors, carpeting throughout, emulsioned walls and suspended ceilings with integral fluorescent lighting. Male and female toilets and kitchen are provided at first floor level and are accessed from the landing.

The offices are currently configured to provide flexible open plan space, and benefit from gas central heating.

ACCOMMODATION

The first floor is available as a whole and has a net internal area of approximately 4,123 sq ft (383.02 sq m) including a kitchen of 40 sq ft (3.71 sq m).

TERMS

The premises are available to let on a new effective full repairing and insuring lease for a term of years to be agreed.

RATES

The property currently has a rateable value of £45,750.

VAT

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

VIEWINGS

By way of arrangement with Richard Flanagan of Flanagan James on (01904) 409590 or our joint agents Blacks (01904) 679733.



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