

# UNIT 4 Station Business Park Holgate Park Drive York YO26 4GB





2,732 sq.ft. (253.80 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.

**TERMS** 

**RATES** 

to be agreed.

The property currently has a rateable value of £29,000.

The premises are available to let on a new effective

full repairing and insuring lease for a term of years

### **DESCRIPTION**

The property comprises the first floor of a purpose built two storey office building. The unit is of brick construction underneath a pitched and hipped slate covered roof.

Internally the first floor provides high quality 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.

Externally there are 7 dedicated car parking spaces provided.

### **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.

C 51-75



This is how energy efficient the building is.

# **ACCOMMODATION**

The first floor is available as a whole and has a net internal area of approximately 2,732 sq ft (253.80 sq m) including a kitchen of 41 sq ft (3.8 sq m).

### **VIEWINGS**

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



## Richard Flanagan

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