

For Sale/ To Let Detached High Quality Office Unit

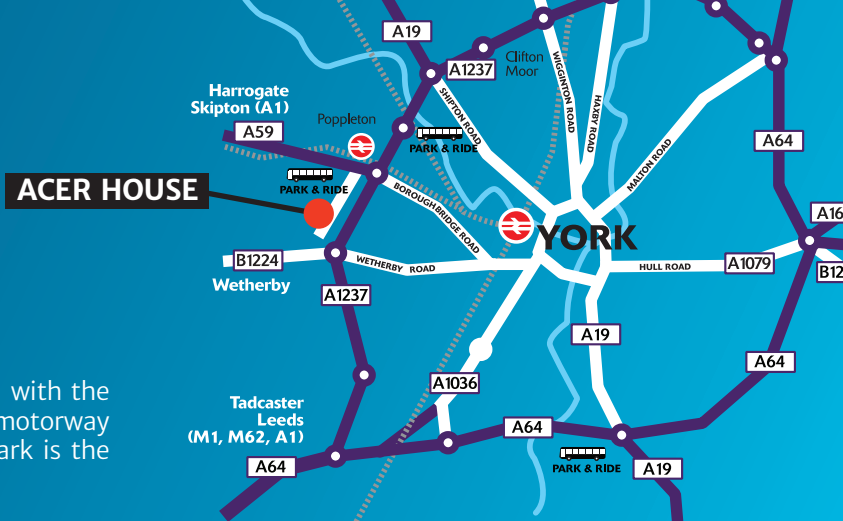


6,024 sq ft (599.64 sq m)

ACER HOUSE
NORTHMINSTER BUSINESS PARK
YORK YO26 6QR



*Please note due to the current situation all interior photographs were taken in 2015.



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 in turn provides access to the regional motorway network. York city centre is located approximately 2 1/2 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.

Description

The premises comprise a detached self-contained 2 storey purpose built office building providing high quality office accommodation over ground and first floors.

Built to a high specification this prestigious building benefits from the following:

- 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
- Fully DDA Compliant with 8 person passenger lift
- Shower facilities
- High quality entrance & reception area
- High quality partitioned meeting/board room areas
- Dedicated car parking to front with overflow parking at rear

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:-

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 long leasehold interest for a term of 250 years from 26 October 2005, at a peppercorn annual rent, is available for sale.

Alternatively the property is available to let on a new full repairing and insuring underlease for a term of years to be agreed.

Please contact the sole agents for details of price/rent.

Rates

We understand that the property is listed as offices and premises with a Rateable Value of £57,000.

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.



Viewing

For further information please contact the sole agents.



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