

5,145 ft²
(476m²)



SELF-CONTAINED UNIT
ESTABLISHED LOCATION



**TO BE
REFURBISHED**



DESIGNATED
PARKING



www.ipif.com/greatnorthway

DETACHED /SELF-CONTAINED OFFICES TO LET

Unit 7 YORK BUSINESS PARK

10 Great North Way, York, YO26 6RB





LOCATION

The property is located on Great North Way, York Business Park, approximately 2 miles to the north west of York City centre and with excellent access to the A1237 York Ring Road at Nether Poppleton which subsequently connects to Leeds and Harrogate via the A64/A59.

DESCRIPTION

The premises comprise a two storey detached unit providing modern accommodation benefiting from suspended ceiling and carpeted raise floors.

The property is to be refurbished through-out - Further details are available on request.

SPECIFICATION

- Detached, self-contained unit
- Suspended ceilings
- Integral LED lighting
- Raised access floors
- 25 dedicate, on-site car parking spaces
- Kitchen and breakout area

ACCOMMODATION

Available accommodation comprises of the following net internal areas (NIA) :

	M ²	FT ²
Ground floor	240.56	2,589
First floor	235.51	2,535
TOTAL	476.07	5,124

LEASE TERMS

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



BUSINESS RATES

Available upon request.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

ENERGY PERFORMANCE RATING

An EPC is available on request.

VIEWING Strictly by prior arrangement with the agents.

On behalf of the Landlord



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