

NORTHMINSTER BUSINESS PARK • YORK • YO26 6QU

**TO LET/
FOR SALE**

**DESIGN
& BUILD
OFFICES**

**10,224 SQ FT
(950 SQ M)**

Photo showing Redwood House.



DESCRIPTION

Full detailed planning permission has been granted for a B1 Office/Research & Development Building of approximately 10,224 sq ft (950 sq m) on a net internal basis. The building will provide modern open plan office accommodation over ground and first floor accessed via a glazed central entrance core thus providing highly flexible accommodation.

The property will sit on a self contained site of approximately 0.8 acres (0.3 hectares) with designated onsite car parking, cycle parking and a yard facility set within the established Northminster Business Park which benefits from an extensive highly landscaped setting in a secure gated environment.

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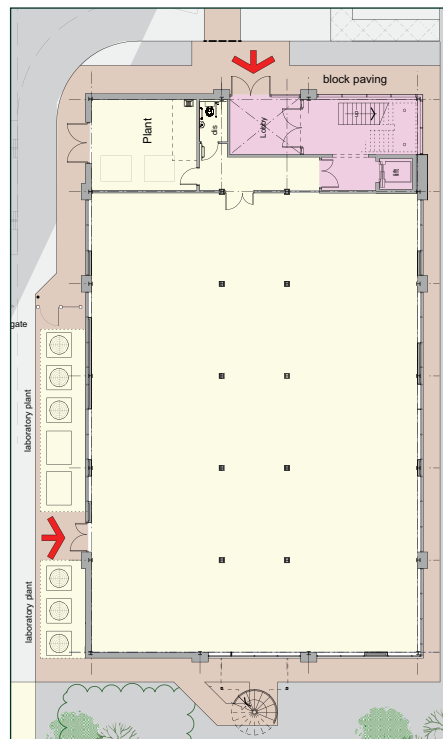
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SITE PLAN





FLOOR PLAN

SPECIFICATION

Built to a Grade A standard of office accommodation this building will have a BREEAM 'Very Good' rating and will be finished to a high quality to include;

- **Combined comfort cooling and heating system**
- **Fully accessed raised floors**
- **Suspended ceilings with LG7 lighting**
- **Fully carpeted**
- **Contemporary and DDA compliant toilets**
- **Shower and bike storage facilities**
- **8 person passenger lift**
- **A minimum of 36 car park spaces**

ACCOMMODATION

The property will provide a net internal floor area of approximately 10,224 sq ft (950 sq m).



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LOCATION

Northminster Business Park is located near to the junction of the A59 and the York Outer Ring Road (A1237) and therefore readily accessible. York City Centre is 3.8 miles to the east and Poppleton Railway Station is within 10 minutes walk which benefits from direct links to Harrogate and York. The park also benefits from being next to the Poppleton Park & Ride facility which provides a regular bus service to and from York city centre.

AMENITIES

Northminster Business Park benefits from a wealth of nearby facilities including a café on the park itself, Luigi's Italian Restaurant on Northfield Lane, a Post Office counter at Poppleton Convenience Store, Co-op, pharmacy, doctors, dentist and 3 public houses within the village of Poppleton. In addition at the A59 junction with the York outer ring road there is a BP petrol filling station along with a Marks & Spencers Simply Food outlet and McDonald's Drive Thru Restaurant. Other amenities within the vicinity include a Premier Inn, Maxi's Chinese Restaurant, The Wetherby Whaler Fish Restaurant and Bannatynes Health Club located off the outer ring road.

TERMS

The property is available on a design and build basis for sale by way of a 250 year long leasehold (effective freehold) interest. Alternatively the property is available to let by way of a pre-let on a new full repairing and insuring lease for a term of years to be agreed and subject to covenant strength.



FURTHER INFORMATION

For detailed information please contact:



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