



# Westminster Place

York's premier business location





“A digital city with a rich history.”

## Connect with York's digital highway...

An ideally located business hub, a place for businesses to connect and grow.

Westminster Place offers a unique environment from which to expand your business within a city thriving on a well invested digital infrastructure. There has never been a better time to connect with the city's business network and be part of a growing economy.

York's educational institutions such as The University of York, with its world-leading computer science department, contribute to the city's rich source of highly-skilled local talent, creating opportunities for local businesses to connect with local people.





1. York Railway Station
2. Premier Inn
3. York Minster
4. John Lewis, Vangarde Shopping Park
5. Bannatyne's Health Club
6. Cafe on site

## Ideally located for business growth...

York, a cathedral city well known for its rich history, has rapidly emerged as a prime location for business growth.

Underneath York's famous cobbled streets lies a high-speed fibre optic data network, an infrastructure which has seen the city become recognised as a centre for digital creativity. Significant investment from the City of York Council has helped position York as a remarkably forward-thinking city, providing a high-tech environment from which both established and start-up businesses can thrive.

Located on the outskirts of the city with immediate access to the A1237 North York Ring Road, and within 15 minutes drive of the A1(M), Westminster Place benefits from a well connected business park position providing room for fast-growing firms to expand.

Established as one of York's most sought after business locations, York Business Park is home to a range of amenities such as Bannatyne's Health Club, Premier Inn, the Millfield Beefeater, Bengal Brasserie, and Maxis restaurants, and a petrol station with Co-op food store. Occupiers are also well connected to the city centre, with the nearby Park and Ride service providing excellent commuter access to the city's major shopping districts and railway station. York benefits from regular direct rail services to London, with a fastest journey time to London (Kings Cross) of approximately 1 hour and 45 minutes.

Westminster Place is also in close proximity to the popular out-of-town retail parks of Clifton Moor, Monks Cross, and the recently built Vangarde Shopping Park, with a number of major national occupiers including Marks & Spencer, John Lewis, Tesco, Next, Sainsbury's, Topshop, Debenhams and Harveys.





## Introducing Westminster Place...

Built to a high specification and situated in attractive landscaped grounds, Westminster Place offers flexible office accommodation promoting maximum value and minimum stress.

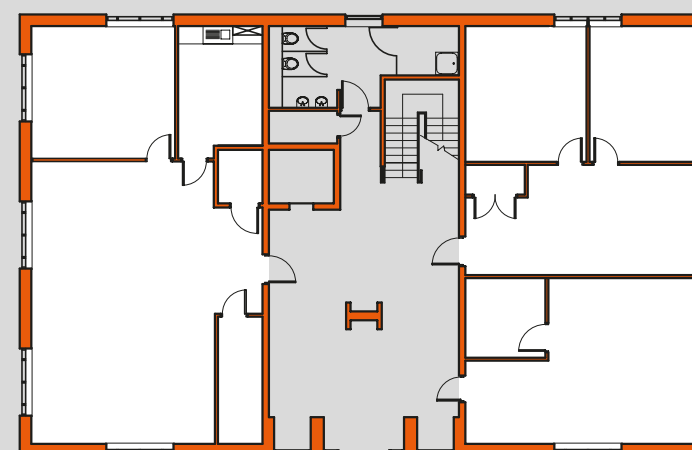
The site comprises a modern estate of 3 detached office buildings and a centrally located cafe providing an informal venue for clients and colleagues to liaise. The office units benefit from passenger lifts to all floors and there is excellent secure on-site parking.



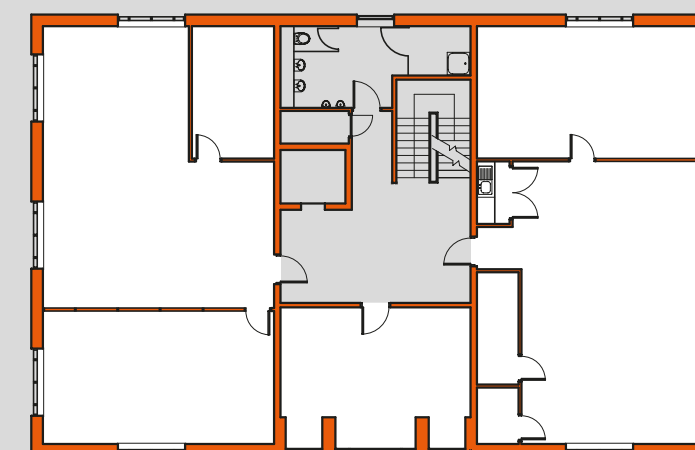


# Kensington House

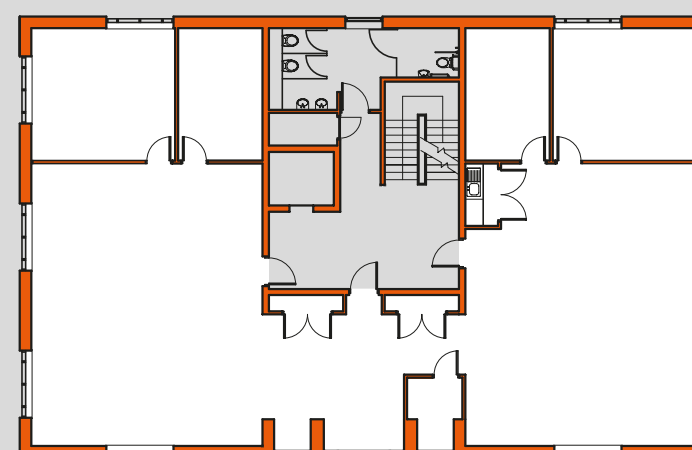
Ground Floor:



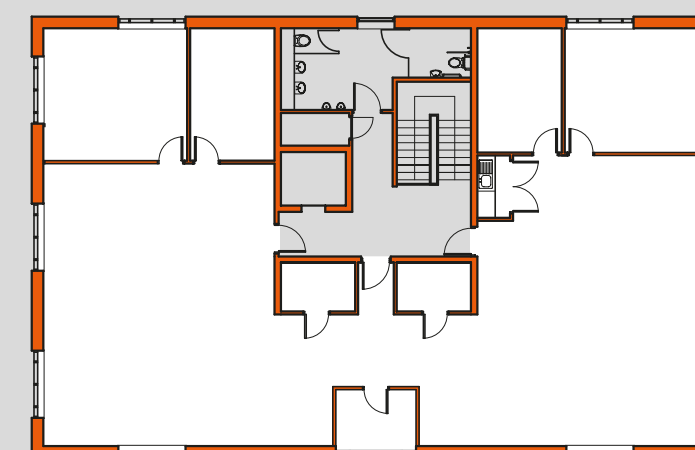
First Floor:



Second Floor:



Third Floor:



## Built for business...

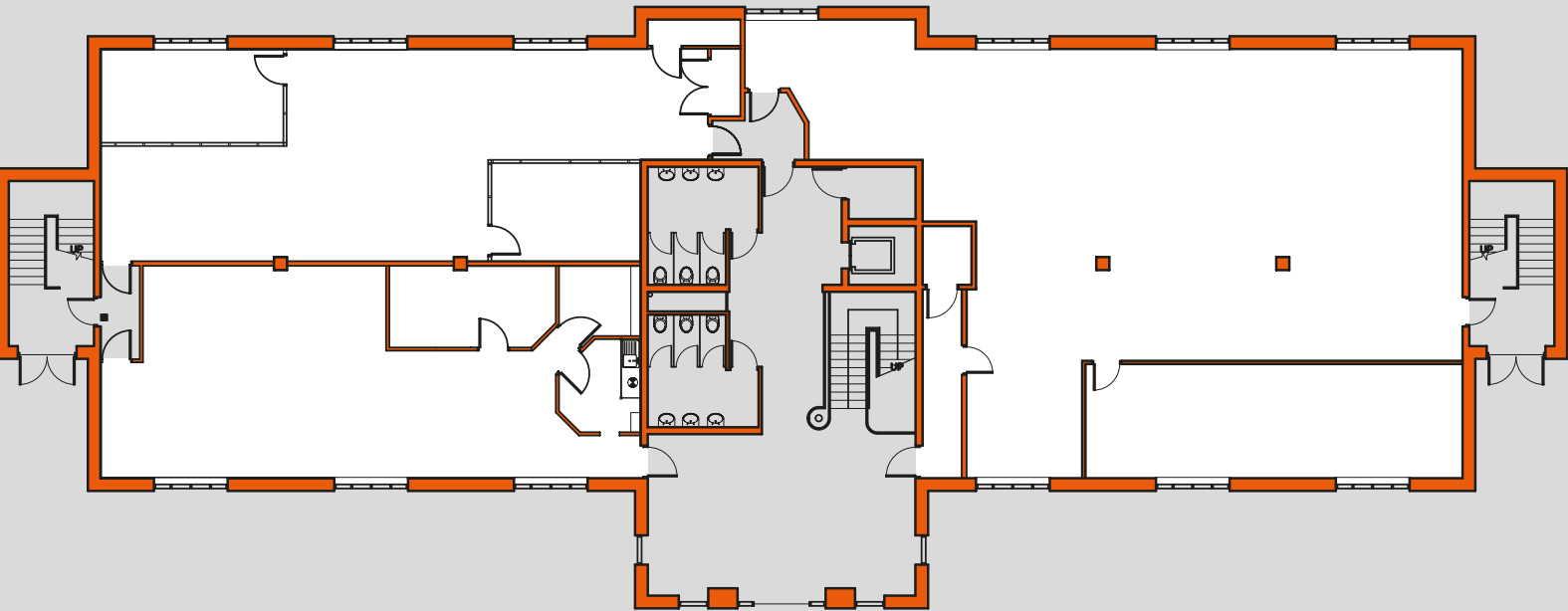
Accommodation at Westminster Place is arranged over 3 high specification office buildings each comprising 4 floors.

All units benefit from the following features:

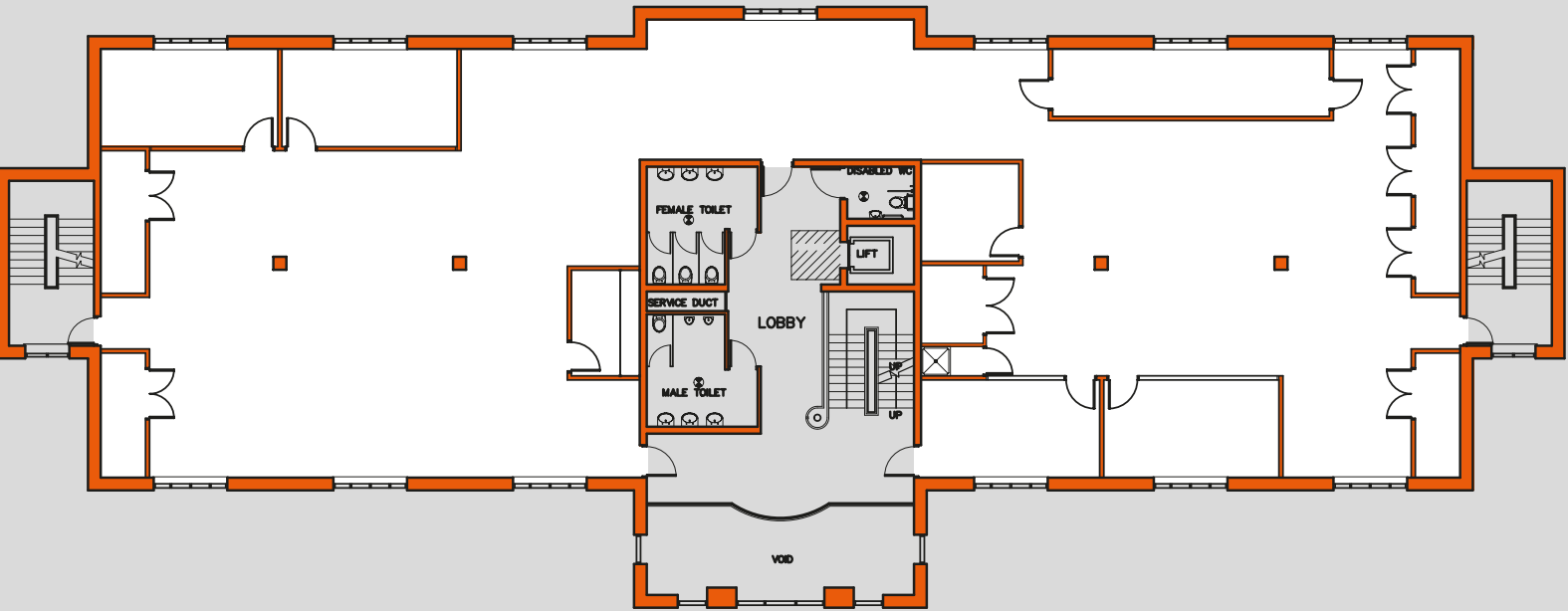
- Central heating in all suites
- Full raised floors throughout
- Suspended ceilings incorporating VDU lighting
- Fully integrated kitchens
- High quality WC's on each floor
- Lift access to all floors
- Secure environment with 24/7 CCTV and alarm systems
- Excellent car parking ratios
- Well managed estate in a highly landscaped setting

# Regency House

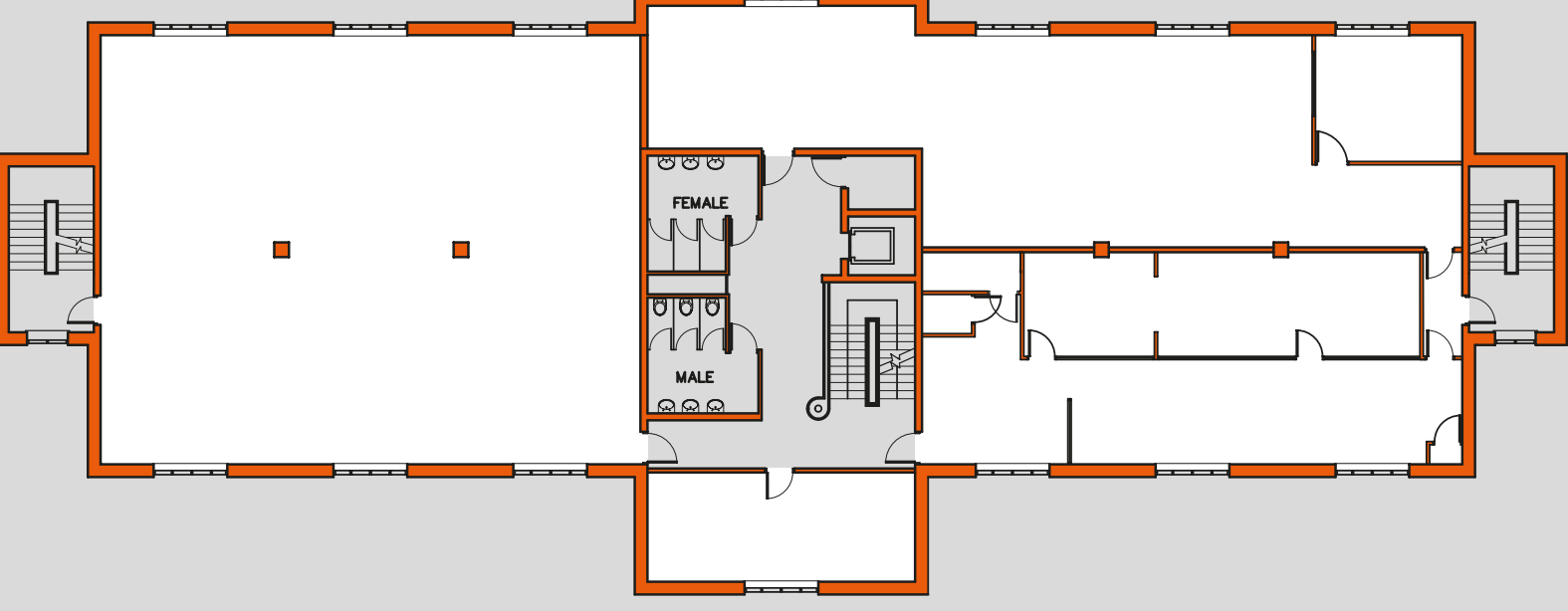
Ground Floor:



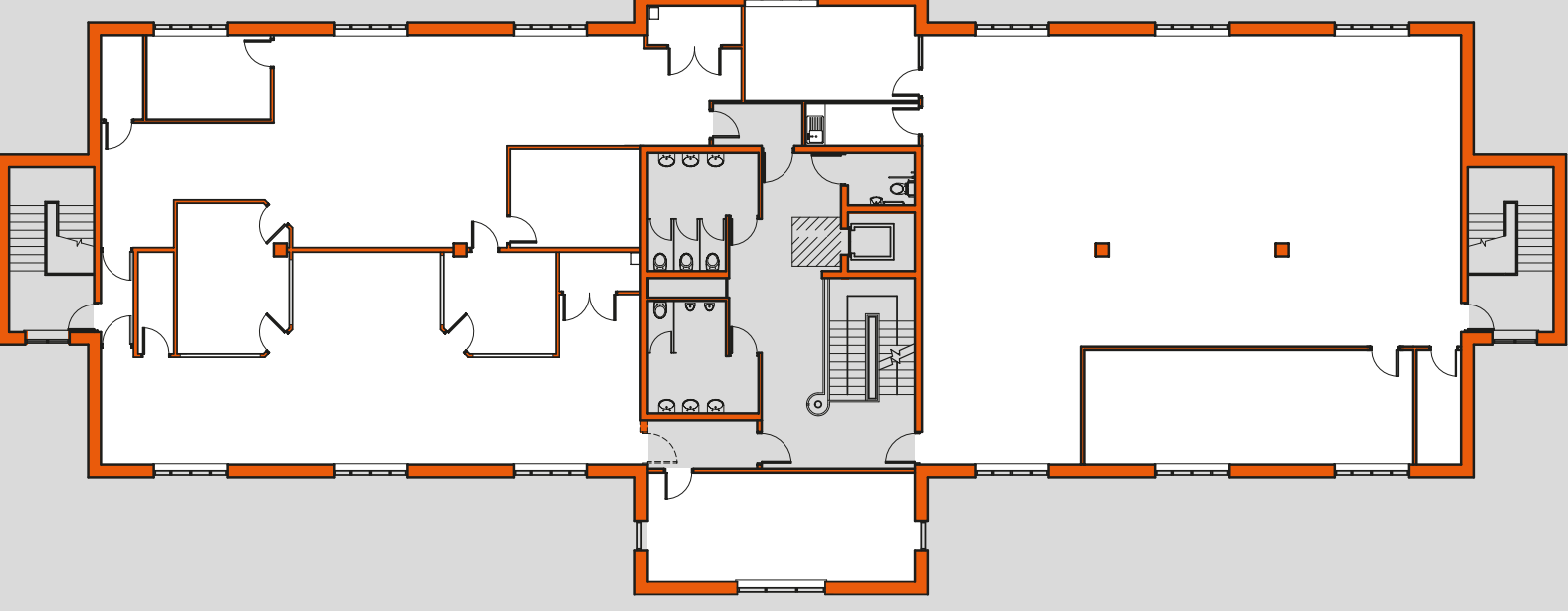
First Floor:



Second Floor:

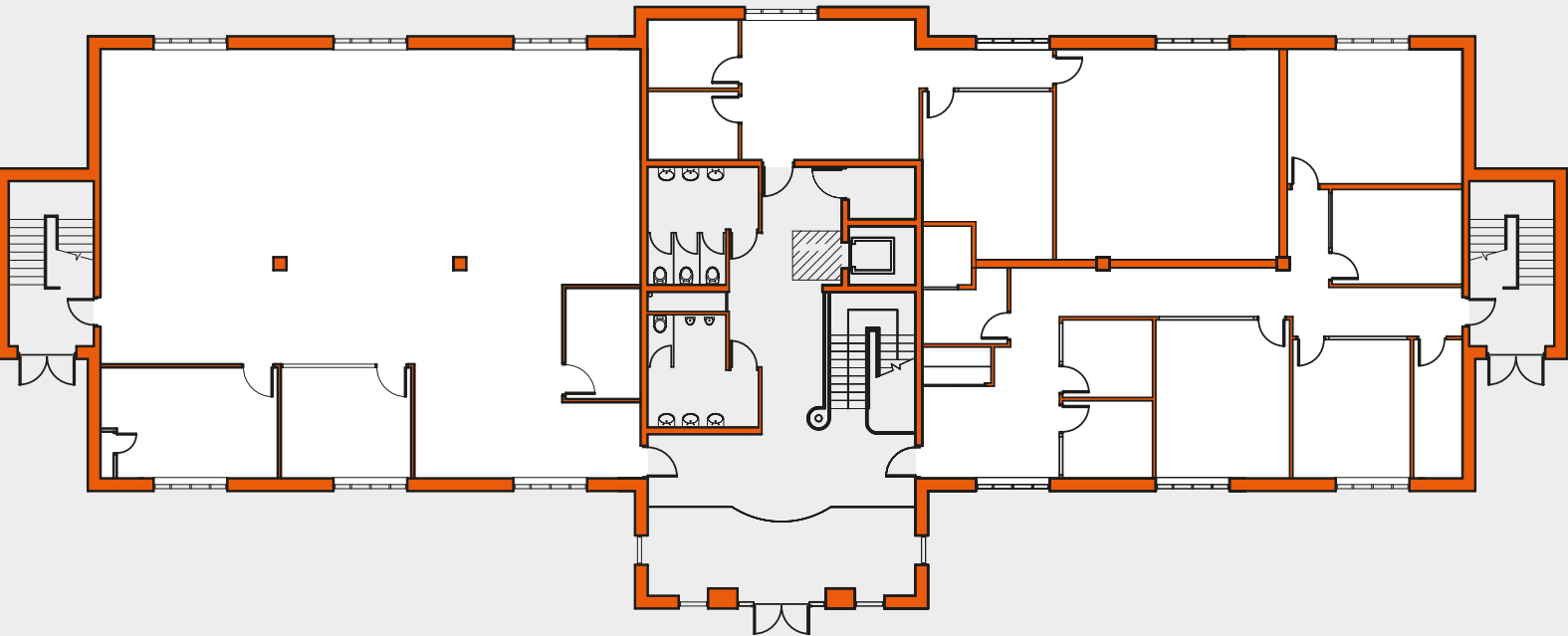


Third Floor:

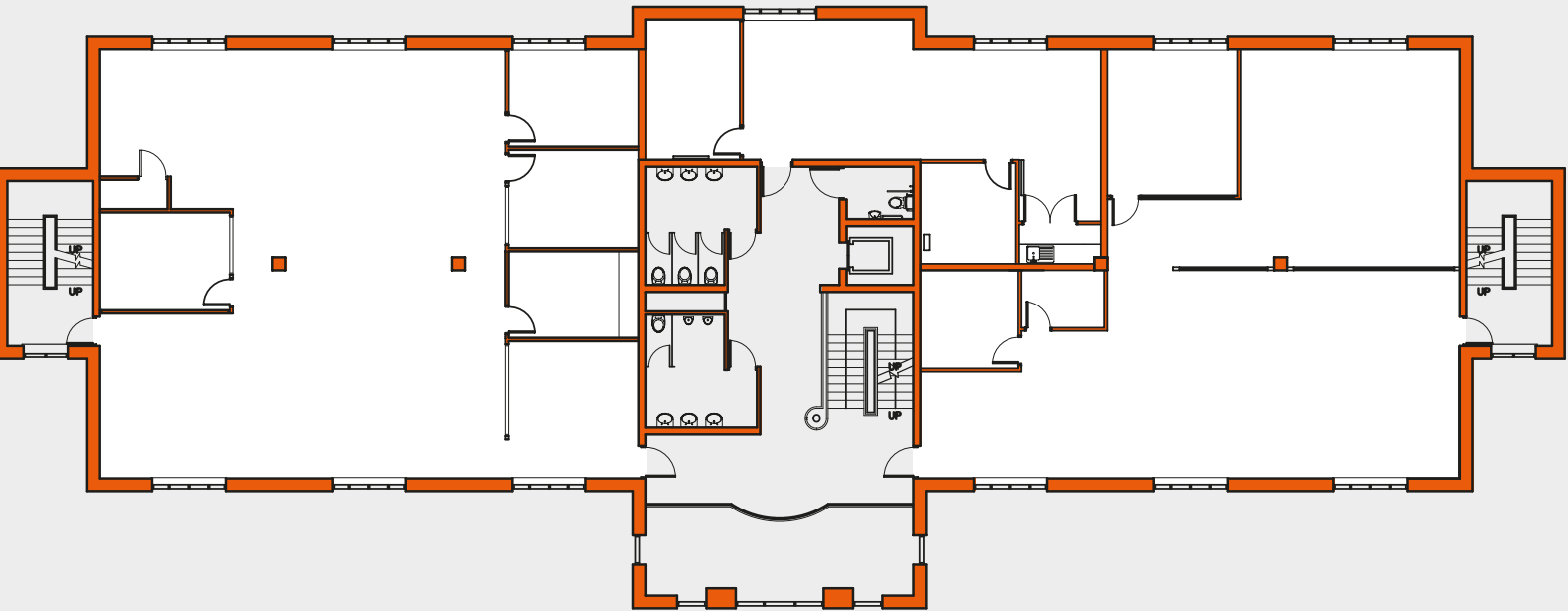


# Marlborough House

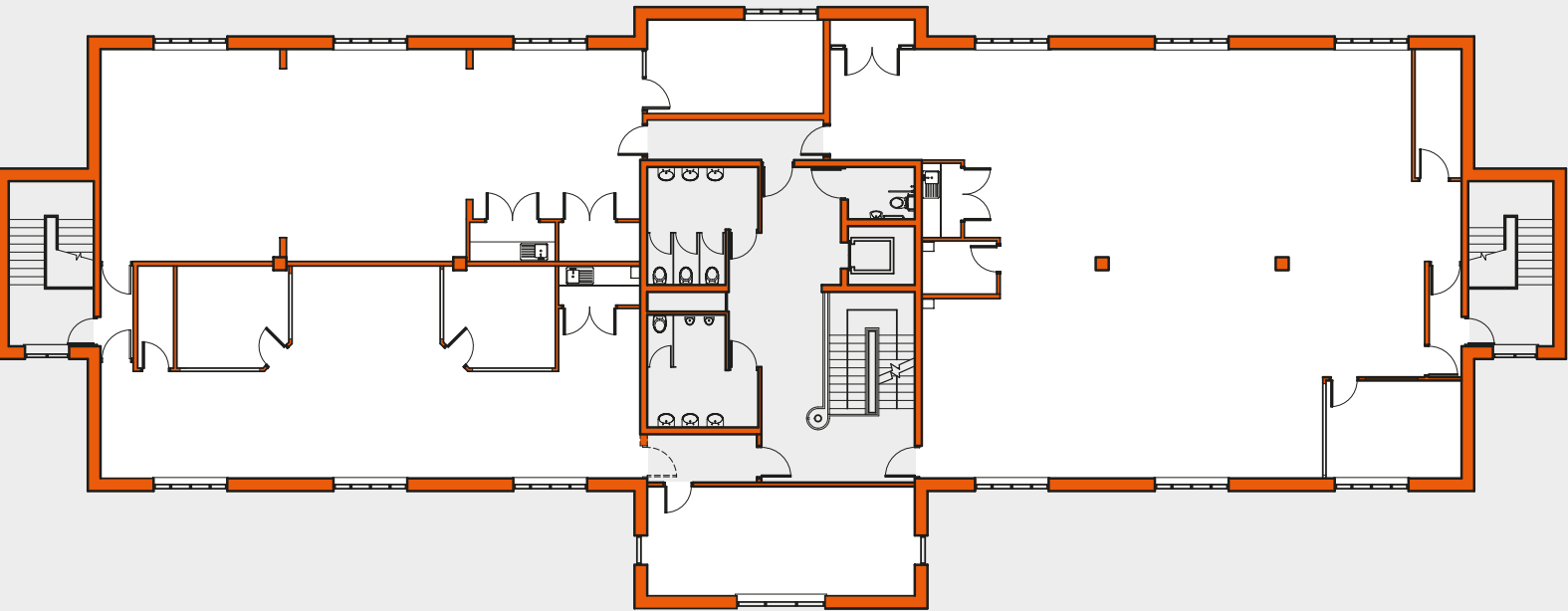
Ground Floor:



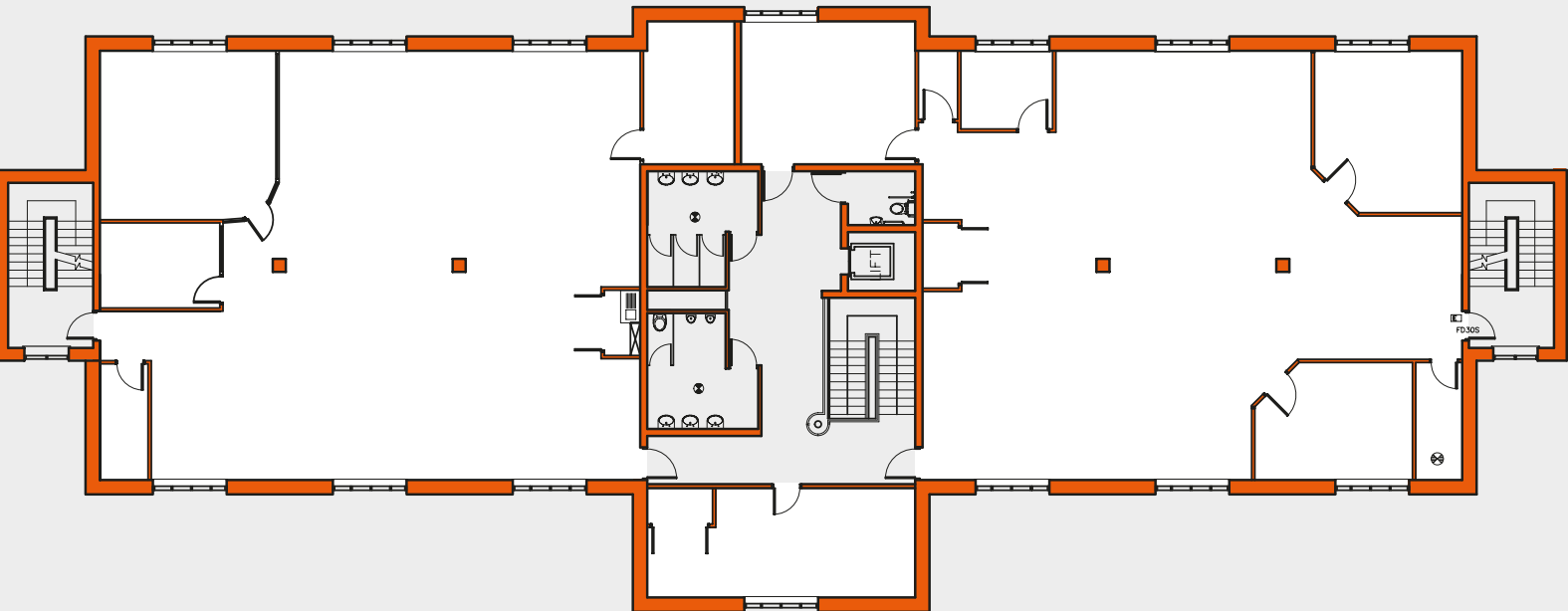
First Floor:



Second Floor:



Third Floor:







Agents:

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Distance:

- 1. Edinburgh - 200 miles
- 2. London - 202 miles
- 3. Newcastle - 83 miles
- 4. Manchester - 71 miles
- 5. Leeds - 25 miles

Energy Performance Certificate (EPC): EPC report available on request.

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