

YORK

Sand Hutton, NAFIC Campus Offices

YO41 1LZ

SUPERB OFFICE SPACE



- **Excellent office space in a landscaped campus setting**
- **Kitchen, Restuarant and WC facilities**
- **Inclusive rentals**
- **Plentiful on site Parking**
- **Manned Reception and many other facilities**
- **Superb road links**
- **Stunning working environment**

TO LET

IMPORTANT NOTICE

McBeath Property Consultancy Ltd, their clients and any joint agents give notice that:

They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and McBeath Property Consultancy Ltd have not tested any services, equipment or facilities.

Purchasers must satisfy themselves by inspection or otherwise.

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MPC

Location

The NAFIC complex occupies an extensive site to the east of York with almost immediate access to the A64 trunk road that connects Scarborough and the Yorkshire coast with York, Leeds and the A1 (M).

Due to this proximity to a major route both private and public transport links (Yorkshire Coastline Bus route) are very good, with bus stops in both directions a short walk from the site entrance.

The Monks Cross area of York is 5 minutes' drive and offers a vast range of retail and leisure facilities. York itself can be easily accessed from the subject site by road and public transport, in particular the park and ride system, which provides quick and cheap bus access from the outskirts into the city centre.

Description

The subject property comprises a range of 2 storey buildings, which we believe to be of steel portal frame construction with composite panel and glazed cladding. The buildings are largely self-contained and interlink through external and internal walkways and staircases. Of particular note is the linkage with the 'hub' which is very well designed and offers occupiers an opportunity to welcome clients and visitors to an open airy and high quality environment, with facilities such as a catered restaurant, auditorium and seminar rooms. Smaller meeting rooms and storage areas can also be provided, subject to availability.

The buildings are currently laid out to provide a range of differently sized open plan offices and laboratory accommodation. The rooms will be redecorated and provided with a good specification and state of repair.

Externally

Occupiers will have the benefit of plentiful on-site parking and in general terms a very pleasant landscaped campus environment with water features and walks.

Services

- telephone handsets and lines,
- reception facility,
- crèche (subject to availability),
- gym
- use of restaurant,
- cleaning,
- wi-fi,
- post delivery/collection
- confidential waste disposal.
- shared use of kitchens and WCs (occupiers can install their own tea points if they wish), 24 hour manned security

The auditorium and seminar rooms can also be hired.

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Current Availability

Block	Floor	Room No.	Size sq.ft. (Approx.)
2	Ground	02GA02/05	867
11	Ground	11GA02	1,011
12	Ground	12G39/12G71	940
12	Ground	12G70	405

Lease

The offices are available on inclusive rental terms for a minimum of 1 year.

Rental information on application

VAT

All costs are exclusive of VAT.

Viewings and Further Enquiries

Viewings are strictly by prior arrangement with the sole agents;
Contact andrew@mcbeathproperty.co.uk, 07725 416002 or 01904 692929

subject to contract 150419



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CHARTERED SURVEYORS, AGENTS, VALUERS, DEVELOPMENT CONSULTANTS
PROPERTY AND LAND SALES, LETTINGS, ACQUISITIONS, APPRAISALS, RENT REVIEWS

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REGISTERED IN ENGLAND NO. 5491610

MPC

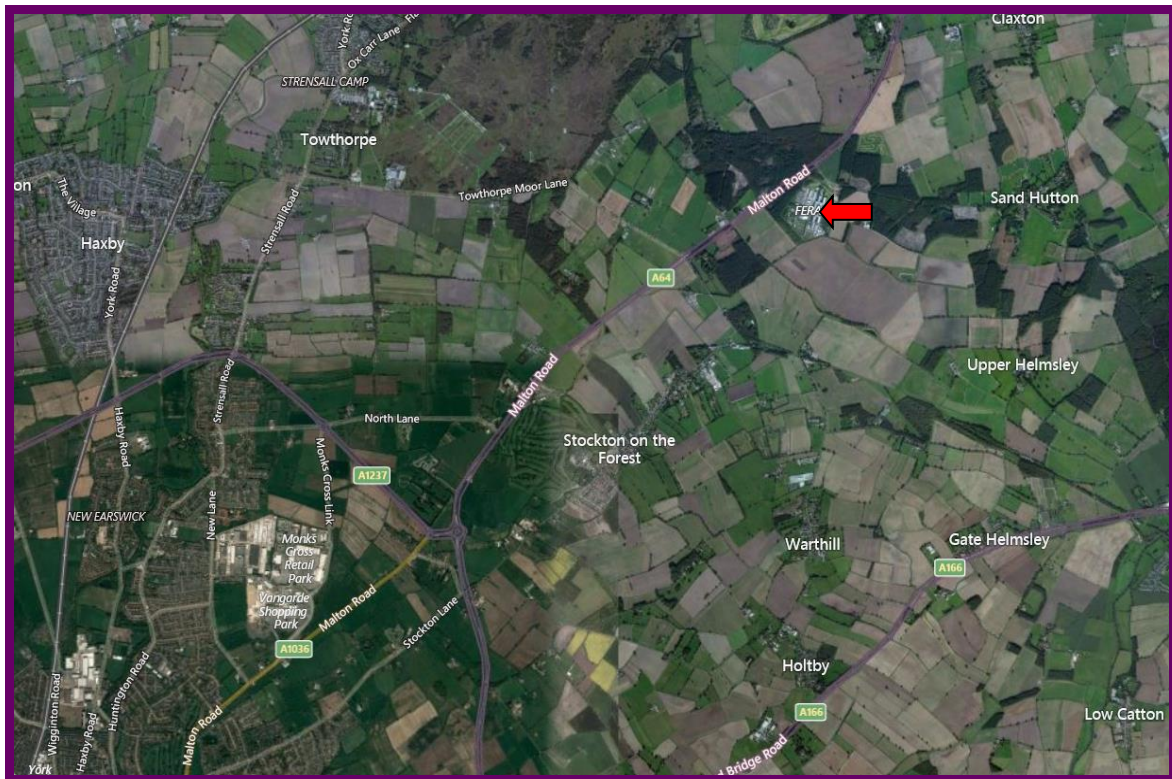


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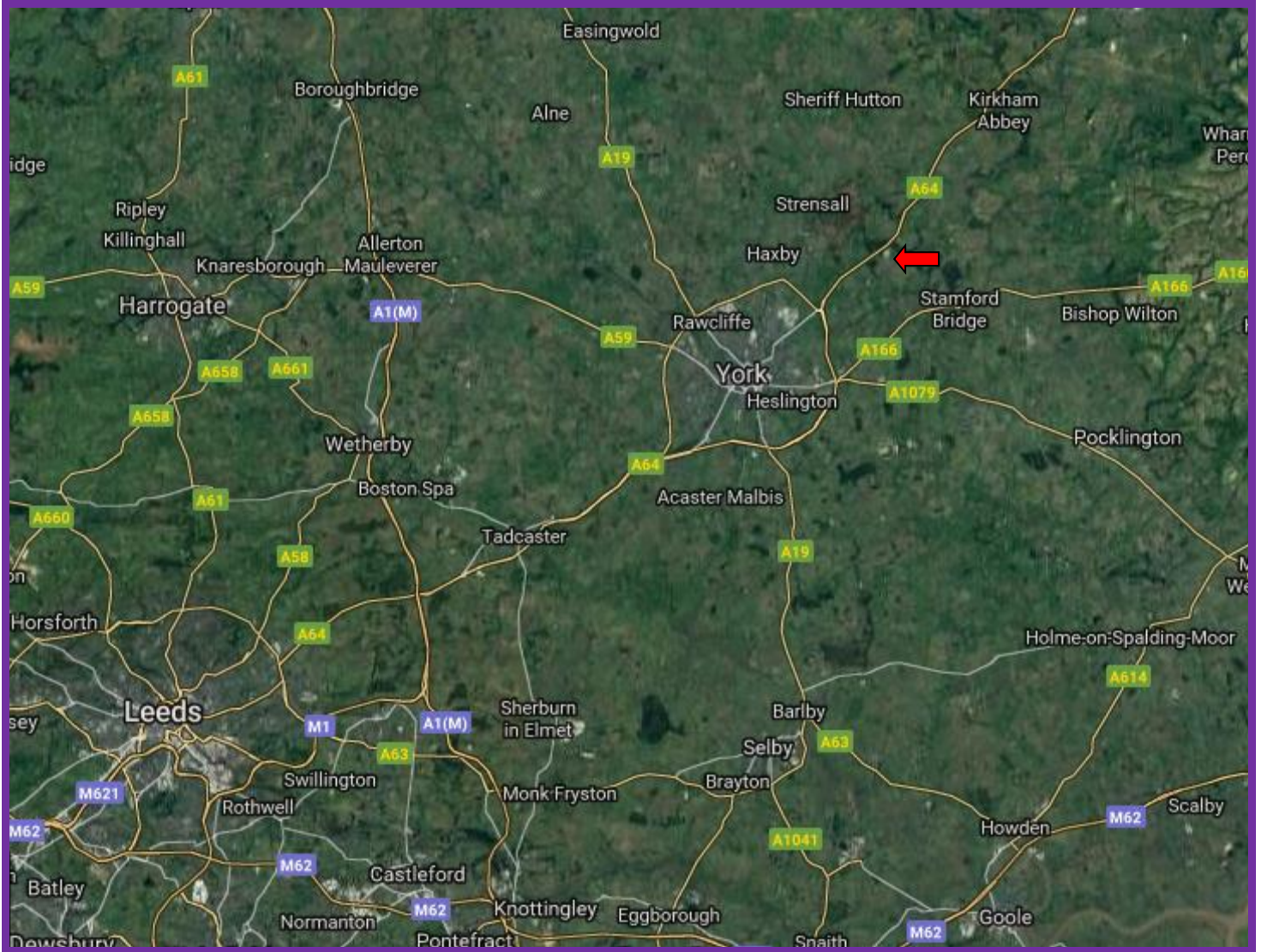
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