



TO LET

HIGH QUALITY MODERN OFFICE SUITES

1,974 - 14,178 SQ FT (183.4 - 1,317.2 SQ M)





RECENTLY
REFURBISHED



WITHIN POPULAR
BUSINESS PARK



EXCELLENT
CONNECTIONS

OVERVIEW

Gateway 1 offers high quality, modern office accommodation in the sought-after Holgate Business Park in York. Having been recently refurbished to a high specification, the accommodation offers flexible space across four floors and is available immediately.

With ample parking and excellent transport links, Gateway 1 is ideally located close to both York Rail Station and York historic City Centre. Holgate Park has been home to a number of well-established firms, including Gear 4 Music, Bupa Dental Care and Siemens. Viewing is highly recommended.

MAIN RECEPTION AREA





YORK MINISTER

YORK CITY CENTRE

NATIONAL RAILWAY MUSEUM

YORK RAILWAY STATION

NETWORK RAIL DEPOT

GEAR4MUSIC

STIRLING HOUSE THEORY TEST CENTRE

BENENDEN HEALTH

PEARSON PROFESSIONAL CENTRES



DRAFT

SPECIFICATION

Gateway I offers a modern office building over 4 floors. The first, second and third floor suites have recently been refurbished and benefit from the following specification:



FULL RAISED
ACCESS FLOORS



SUSPENDED
CEILINGS WITH
LED LIGHTING



AIR
CONDITIONING



OPEN FLOOR
PLAN



FULLY
CARPETED



KITCHEN



MALE/FEMALE/
DISABLED WC'S



LIFT
ACCESS



GAS FIRED
CENTRAL
HEATING



COVERED CYCLE
PARKING



33 PARKING
SPACES

FIRST FLOOR SUITE



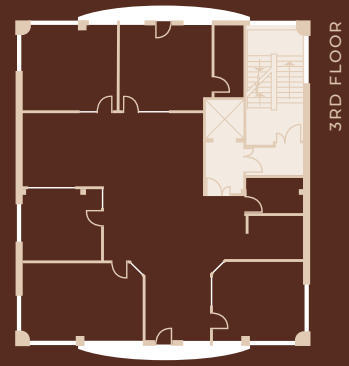
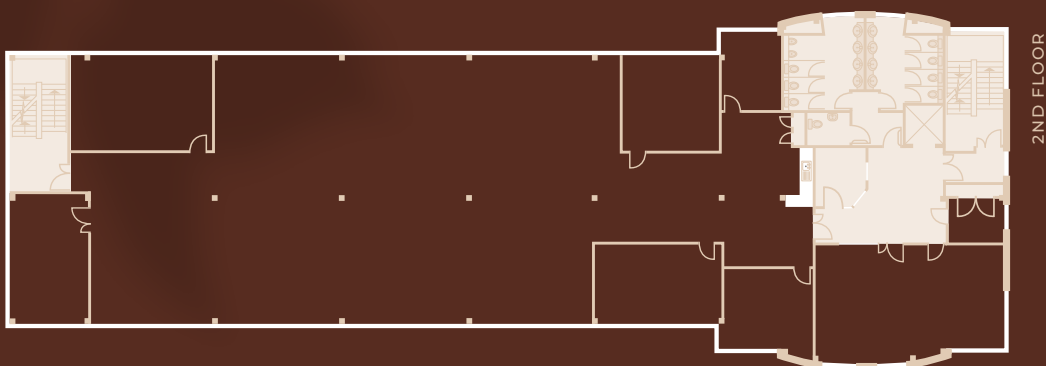
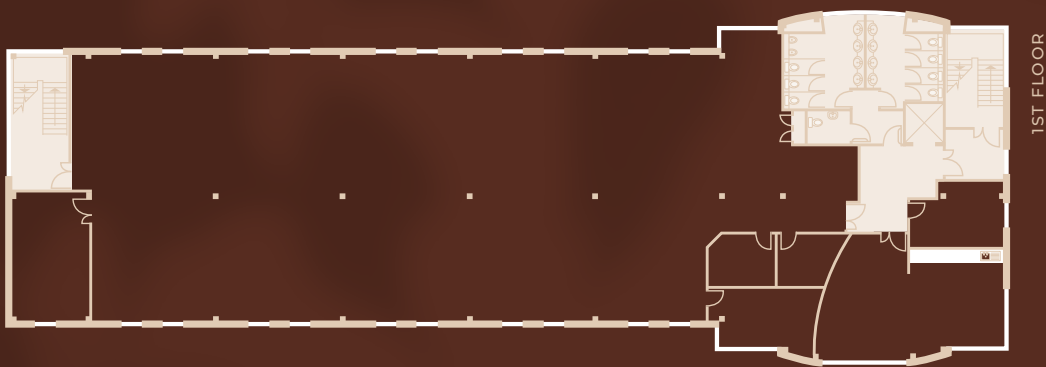
SLEEK & MODERN KITCHENS



SHELTERED BIKE STORAGE



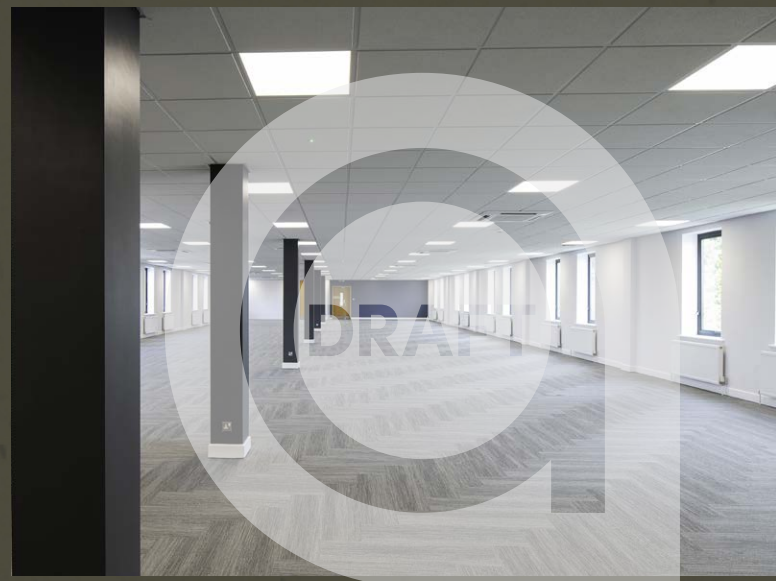
FLOOR PLANS



ACCOMMODATION

FLOOR	SQ FT (SQ M)
1ST FLOOR	6,102 (556.9)
2ND FLOOR	6,102 (556.9)
3RD FLOOR	1,974 (183.4)
TOTAL	14,178 (1,317.2)

FIRST FLOOR SUITE





YORK ART GALLERY



LOCATION

Gateway 1 is located on a prime location near the entrance to Holgate Business Park, one of York's most popular office parks. Other occupiers on the park include The Benenden healthcare society, Siemens, Reeds Rains, BUPA Dental Care, LSL Property Services, Gear 4 Music and COWI UK Ltd.

Holgate Park fronts the A59 York to Harrogate Road (Poppleton Road) and is approx. 1½ miles by car from York Railway Station / York City Centre located to the east. The A1237 York Outer Ring crosses the A59 some 2 miles to the North West and this connects with the A64 and other trunk roads. York Railway station provides excellent national connectivity with the fastest time to London Kings Cross being 1 hour 50 minutes.



YORK MINSTER



**1.3 MILES FROM
YORK CITY CENTRE**



**1.1 MILES FROM
YORK TRAIN
STATION**



**SITUATED IN
A CULTURALLY
RICH CITY**

TERMS

The property is available by way of a new effective full repairing and insuring lease for a term of years to be agreed at £20 per sq ft per annum exclusive.

SERVICE CHARGE

A service charge will be in place for the maintenance and upkeep of the common parts.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VAT

The property is registered for VAT and so VAT will be chargeable on the rent.

BUSINESS RATES

For further information please contact the Business Rates Department at York City Council – 01904 551 140.

EPC

An Energy Performance Certificate will be available upon completion of the refurbishment.

FURTHER INFORMATION

For further information or to make an appointment to view please contact joint agents, Bowcliffe LLP or McBeath Property.



Bowcliffe

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