



**YORK  
BIOTECH  
CAMPUS**

**McBeath**  
Property Consultancy

**01904 692929**  
mcbeathproperty.co.uk

## **YORK** Sand Hutton, YO41 1LZ



### **EXCELLENT OFFICES** with parking

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

## **TO LET**

## Location

The York Biotech Campus 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.
- 24 hour manned security
- Use of auditorium
- shared use of kitchens and WCs (occupiers can install their own tea points),

### **Current Availability**

An excellent light and airy suite with mezzanine floor providing an approximate floor area of;

523 sq m (5,632 sq ft)

### **Lease**

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

Rental information on application

### **VAT**

All costs are subject to VAT as appropriate.

### **Viewings and Further Enquiries**

Viewings are strictly by prior arrangement with the sole agents;

Contact [andrew@mcbeathproperty.co.uk](mailto:andrew@mcbeathproperty.co.uk), 07725 416002

subject to contract 060122

### **Additional Photos**









## Location Map



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