



**YORK
BIOTECH
CAMPUS**

McBeath
Property Consultancy

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YORK Sand Hutton, YO41 1LZ



COMMERCIAL PREMISES with parking

- **Interesting commercial opportunity**
- **Kitchen, utility and WC facilities**
- **New FRI Lease**
- **Plentiful on-site Parking**
- **Highly accessible location**
- **Adjacent to major Science Park campus**
- **Potential for range of uses (subj to planning as appropriate)**

TO LET

Location

The property is situated adjacent to the main site entrance of the York Biotech Campus 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 Coastliner 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 detached commercial building of cavity brick construction with a pitched primarily pantile covered roof. One elevation of the building is almost entirely glazed with patio doors opening to the large garden and yard area.

Internally the property is fitted out in keeping with its most recent use as a children's nursery and is partitioned into a number of interlinking areas. There are a range of features including;

Fitted catering kitchen	Air conditioning
Food preparation room	Mezzanine break out area
Utility room,	WCs and shower
Timber beams	Radiators

The building stands in a large plot, with good sized enclosed gardens and yard areas to 3 elevations. The majority of the yard areas are laid with soft safety surfacing.

To the front of the building there is a good sized parking and drop off area.

Floor Area

We believe that the property has a gross internal floor area of approximately

248.61 sq m (2,675 sq ft) plus a mezzanine of approx. 48.61 sq m (523 sq ft)

Lease

The property is available on a new FRI lease on terms to be agreed at a commencing rental of £39,500 per annum.

An additional service charge will be incurred for external site management.

VAT

All costs are subject to VAT as appropriate.

Rateable Value

The tenant will contribute pro rata to the payment of business rates at approximately £6.22 per sq ft per annum.

Viewings and Further Enquiries

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

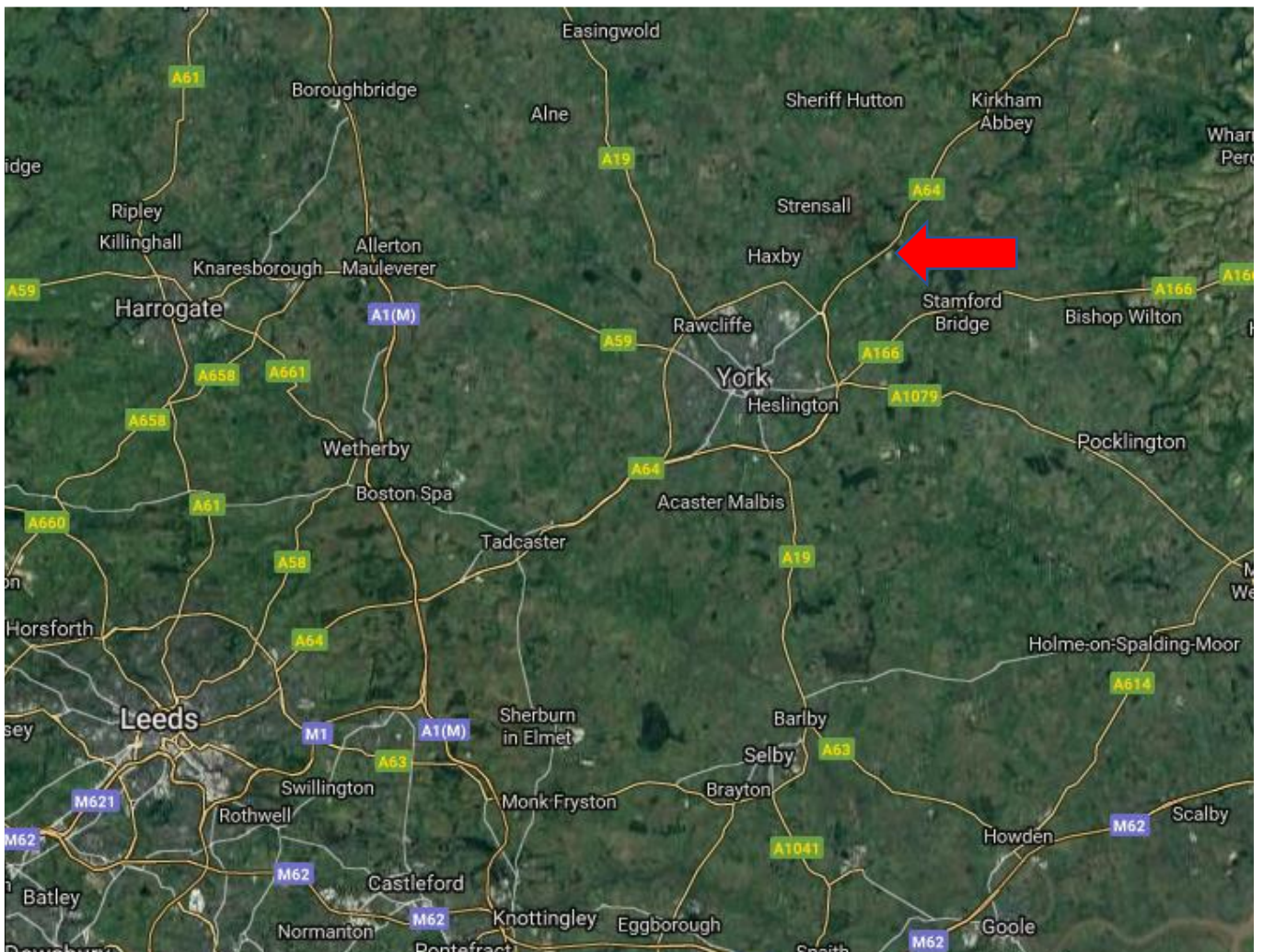
subject to contract 040124

Additional Photos





Location Map



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