

**GROUND FLOOR SUITE, GATEWAY 1, HOLGATE PARK DRIVE,  
YORK, YO26 4GG**

**TO LET**

**GATEWAY 1**

**HIGH QUALITY MODERN OFFICE SUITE  
5,090 SQ.FT (472.90 SQ.M)**

**McBeath**  
Property Consultancy

**01904 692929**  
[mcbeathproperty.co.uk](http://mcbeathproperty.co.uk)

**McBeath Property Consultancy Ltd.**

Chartered Surveyors, Agents, Valuers, Development Consultants, Property & Land Sales, Lettings, Acquisitions, Rent Reviews, Property Management.  
2 Clifton Moor Business Village, James Nicolson Link, York, YO30 4XG. Registered in England no. 5419610

SAT NAV: YO26 4GB

Gateway 1 offers high quality, modern office accommodation in the sought-after Holgate Business Park in York. The building has been recently refurbished in part and 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 Railway Station and York historic City Centre. Holgate Business Park is home to a number of well-established firms, including Gear 4 Music, Bupa Dental Care, Benenden Healthcare and Siemens.



YORK MINISTER

YORK CITY CENTRE

YORK RAILWAY STATION

NATIONAL RAILWAY MUSEUM

YORK CAMPUS NETWORK RAIL

YORK CENTRAL

NETWORK RAIL DEPOT

YORK RAILWAY STATION

GEAR4MUSIC

COWI, THE VALUATION OFFICE

BUPA DENTAL CARE

BENENDEN HEALTHCARE

G

PEARSON PROFESSIONAL CENTRES

SIEMENS

HARROGATE

A59

# 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 Benenden Healthcare, Siemens, Reeds Rains, BUPA Dental Care, LSL Property Services, Gear4music and COWI UK Ltd.

Holgate Park fronts the A59 York to Harrogate Road (Poppleton Road) and is approx. 1.5 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.



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.

# SPECIFICATION

The ground floor suite totalling **5,090 sq.ft (472.90 sq.m)** is due to be refurbished to a high standard and will comprise the following specification: -

**FULL RAISED  
ACCESS FLOORS**



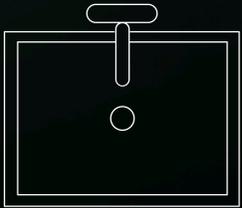
**SUSPENDED CEILINGS  
WITH LED LIGHTING**



**COMFORT COOLING**



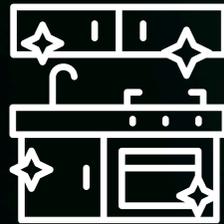
**OPEN FLOOR PLAN**



**GAS FIRED CENTRAL  
HEATING**



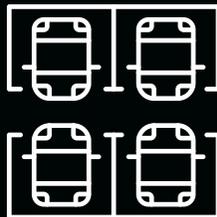
**KITCHEN**



**MALE/FEMALE/  
ACCESSIBLE WCS**



**PARKING  
SPACES**



**COVERED CYCLE  
PARKING**



*Subject to Contract - March 26*

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## 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 a rental of **£101,800 per annum exclusive (£20 psf)**.

## SERVICE CHARGE

There is a service charge payable of £21,897 per annum exclusive.

## RATES

We understand the property has the following Rateable Value of £68,500.

This equates to rates payable of £37,401 per annum when applying the standard business rates multiplier of 54.6p.

Interested parties are advised to check with the Local Rating Authority for confirmation of the rates payable.

## ENERGY PERFORMANCE CERTIFICATE

The property has been independently assessed and certified as falling within Band B. A copy of the EPC is available on request.

## LEGAL COSTS & VAT

Each party to be responsible for their own legal costs incurred in the transaction.

All prices and rentals quoted are exclusive of, but may be subject to VAT.

## VIEWING

Viewings are strictly by prior appointment, contact: -

**A: Tom Grimshaw**

**T: 01904 692929**

**M: 07827 965146**

**E: tom@mcbeathproperty.co.uk**

**A: Andrew McBeath**

**T: 01904 692929**

**M: 07725 416002**

**E: andrew@mcbeathproperty.co.uk**

Or via our joint agent Colenso Property:

James Ratcliffe - [jr@colensoproperty.com](mailto:jr@colensoproperty.com) / 07889 256010



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