



ATLAS HOUSE

Link Business Park, York, YO10 3JB



FOR SALE / TO LET

5,050 sq ft - 10,100 sq ft (469.15 sq m - 938.31 sq m)

SPECIFICATION

- 100% raised access floors throughout the office space
- Full air conditioning in part
- 2 electric vehicle charging points
- Suspended ceilings with recessed downlighting
- New decoration and carpeting throughout the ground floor
- Fully DDA compliant
- 8-person passenger lift
- Kitchen facilities
- Internal storage areas



A64 Grimston
Bar 3/4 mile



34 Car Parking
Spaces



York Centre via
A1079 2.1 miles



Population of York
202,800 (2021 census)

LOCATION

Atlas House is located at Link Business Park approximately 2.1 miles due east of York city centre off the A1079 Hull Road. The Grimston Bar A64 interchange and park and ride are both within 3/4 mile of the premises.

PARKING

The building has the benefit of 34 car spaces dedicated onsite car parking spaces.

LEGAL COSTS

Each party are to be responsible for their own legal costs.

DESCRIPTION

The premises comprise a modern L-shaped 2 storey purpose-built office building with secure private onsite parking. From the impressive central fully height glassed entrance the office space on both levels is accessed either left or right from the internal service core which also has kitchen, male/female/disable WC facilities and the 8-person service lift to both levels. Internally, the office space is currently arranged in open plan format with a series of partitioned meeting rooms and private offices.

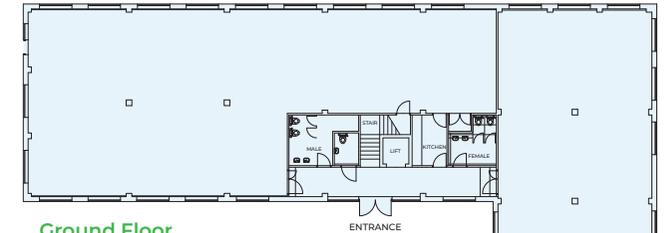
TERMS

The ground floor offices will be available to let from March 2025 by way of a new full repairing and insuring lease for a term of years to be agreed at an initial rent of £70,650 annum exclusive.

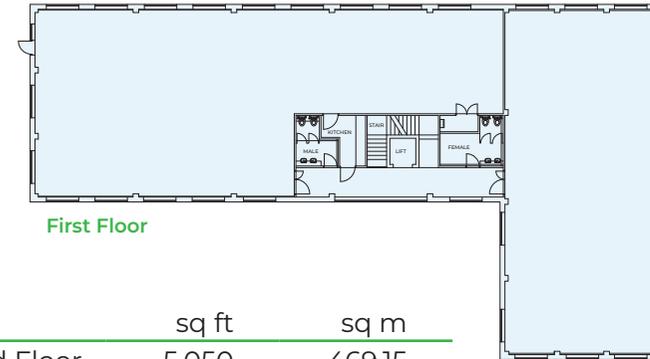
The first floor offices are currently held by way of a full repairing and insuring lease from 1st November 2023 expiring 31st October 2028 at a passing rent of £70,650 per annum exclusive. This lease has a mutual break clause throughout the term which can be exercised by the tenant with a 6 months' notice period or by the Landlord with a 12 months' notice period.

Alternatively the building can be acquired **FREEHOLD** with vacant possession of the ground floor and the benefit of the first floor tenancy. Price available upon request.

ACCOMMODATION



Ground Floor



First Floor

	sq ft	sq m
Ground Floor	5,050	469.15
First Floor	5,050	469.15
TOTAL	10,100	938.31



RATES

Atlas House has the following Rateable Values.
Ground Floor – £55,500 per annum
First Floor - £55,000 per annum

SERVICE / ESTATE CHARGE

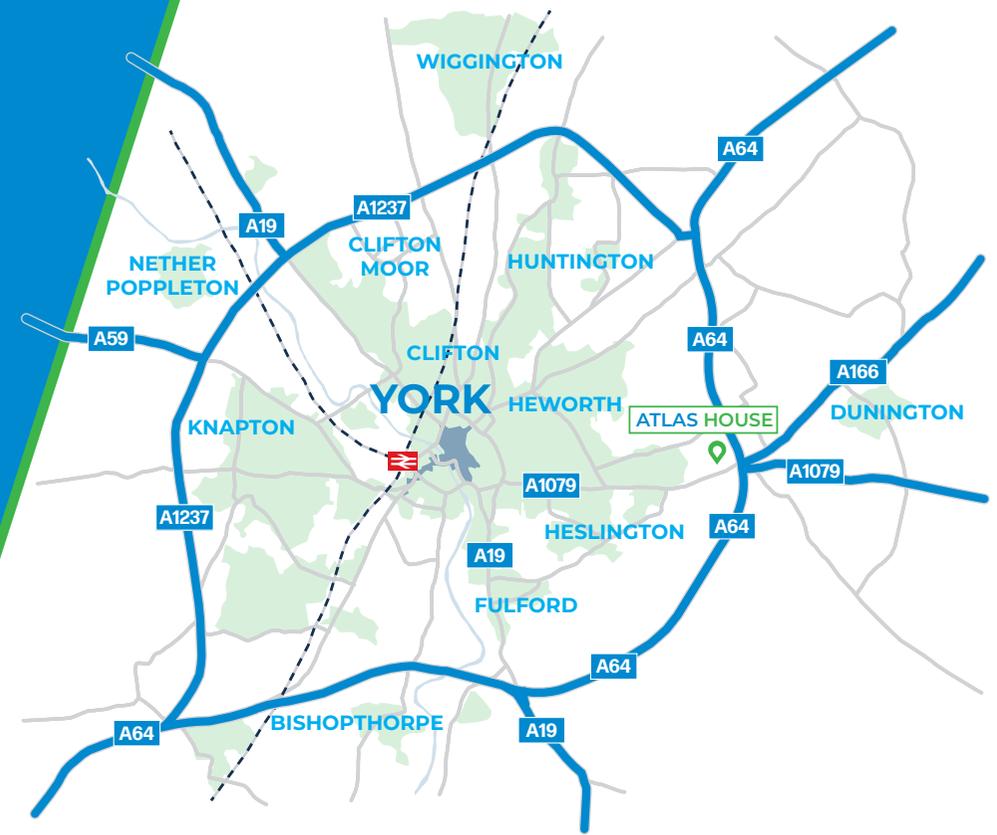
A service charge will be levied by the Landlord for the benefit of running and maintaining the services associated with common parts of the building and wider estate. Details available upon request.

EPC

The property has an Energy Rating Score of C-55. A copy of the EPC is available upon request.

VAT

All reference to price, premium or rent are deemed to be exclusive of VAT unless expressly stated otherwise.
The property is elected for VAT.



FURTHER INFORMATION



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