

TO LET

**2 HIGH QUALITY INTERLINKING GROUND FLOOR
OFFICE SUITES OF 1,850 SQ FT & 2,950 SQ FT
AVAILABLE INDIVIDUALLY OR AS A WHOLE**



CYCLOPS HOUSE, LINK BUSINESS PARK, YORK, YO10 3JB

- Air conditioned
- Generous on site parking provisions & dedicated EV charging bays
- Kitchen facilities
- Partitioned offices and board/meeting rooms in situ
- Excellent road connections to the city and road network via A64
- Park & Ride close by

LOCATION

Cyclops 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 $\frac{3}{4}$ mile of the premises. Please see attached location plan.

DESCRIPTION

The available office suites are located at ground floor level within Cyclops House. From the principal entrance the office accommodation is accessed via 2 independent internal entrances off the service core of the building where male/female & disabled w/C facilities are located. Internally both office suites comprise a combination of open plan and partitioned private office/meeting room areas. Data cabling/power are run through a perimeter trunking system. The offices have 2 separate fully fitted kitchen areas and heating/cooling is via mounted cassettes in the suspended ceiling with new LED lighting units.





ACCOMMODATION

Suite 2 - 1,850 sq ft (172 sq m)
Suite 3 - 2,950 sq ft (274 sq m)
TOTAL - 4,800 sq ft (446 sq m)

SPECIFICATION

- Perimeter data trunking
- Comfort Cooling throughout
- Suspended ceilings with recessed LED downlighting
- EV Charging on site
- Fully DDA compliant
- Kitchen facilities
- Internal storage areas



PARKING

In total the combined office space has the benefit of the exclusive use of 17 car spaces including 4 EV charging bays.

TERMS

The combined offices are available by way of a new full repairing and insuring lease for a term of years to be agreed at an initial rent of £69,600 per annum exclusive. Alternatively, the office can be let as individual suites, Suite 2 £26,825 & Suite 3 £42,775 per annum exclusive.

RATES

The offices have the following rateable values-

Suite 2 - £15,500

Suite 3 - £28,000

SERVICE CHARGE

The Landlord will levy a service charge in due proportion for the benefit of maintaining and repairing the common parts of the building and the wider estate. A full breakdown of the services provided and associated costs are available on request.

EPC

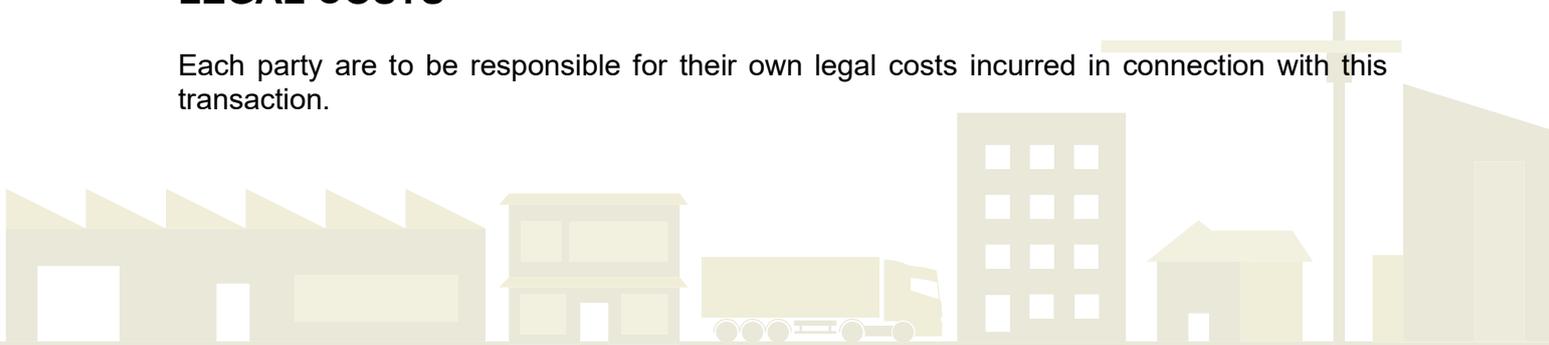
The property has an EPC rating of C-51. A copy of the EPC is available upon request.

VAT

All reference to price, premium or rent are deemed to be exclusive of VAT unless expressly stated otherwise. Any offer received Carter Towler will be deemed exclusive of VAT.

LEGAL COSTS

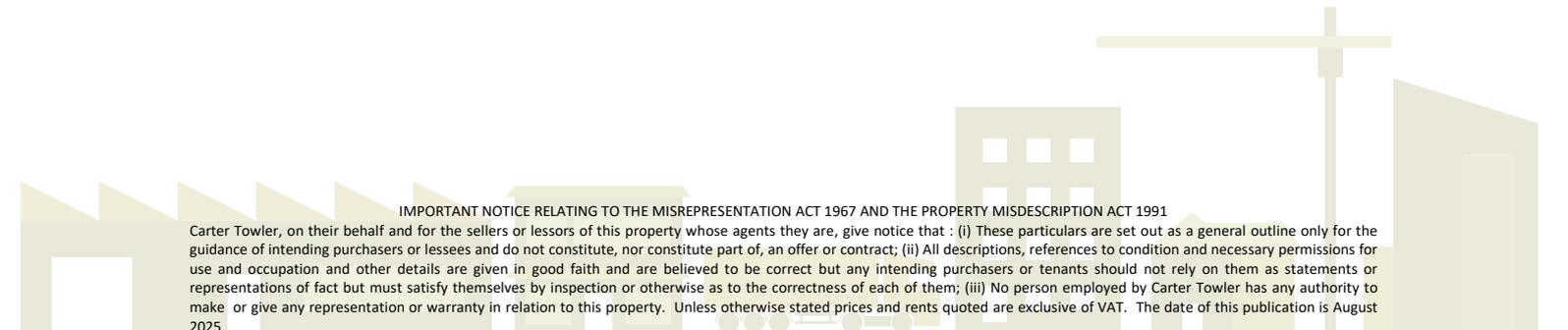
Each party are to be responsible for their own legal costs incurred in connection with this transaction.



FURTHER INFORMATION / VIEWING

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