

**TO LET**  
HIGH QUALITY OFFICE SPACE  
**9,236 SQ FT**



**ARTEMIS**  
**HOUSE**

HEWORTH GREEN | YORK | YO31 7RE

DESCRIPTION

Artemis House is a high quality office building that forms part of a larger mixed use development comprising office, residential and hotel accommodation.

The third floor provides excellent accommodation and benefits from a high quality fit out, which includes:

- 47 work stations
- Numerous meeting spaces
- Breakout areas
- Large kitchen area
- Exposed ceilings
- LED Lighting
- Floor to ceiling glazing



ACCOMMODATION

Approximate Net Internal Areas:

|             | Sq ft | Sq m   |
|-------------|-------|--------|
| Third Floor | 9,236 | 858.05 |
| Total       | 9,236 | 858.05 |

There are 16 car parking spaces available.

CLICK TO DOWNLOAD  
FLOOR PLAN



Refurbished to a  
high standard



PV  
panels



Collab/break out  
spaces throughout



Meeting rooms:  
4x4 / 2x6 / 1x8  
1x12 / 1x18



47  
Workstations



Reception  
area



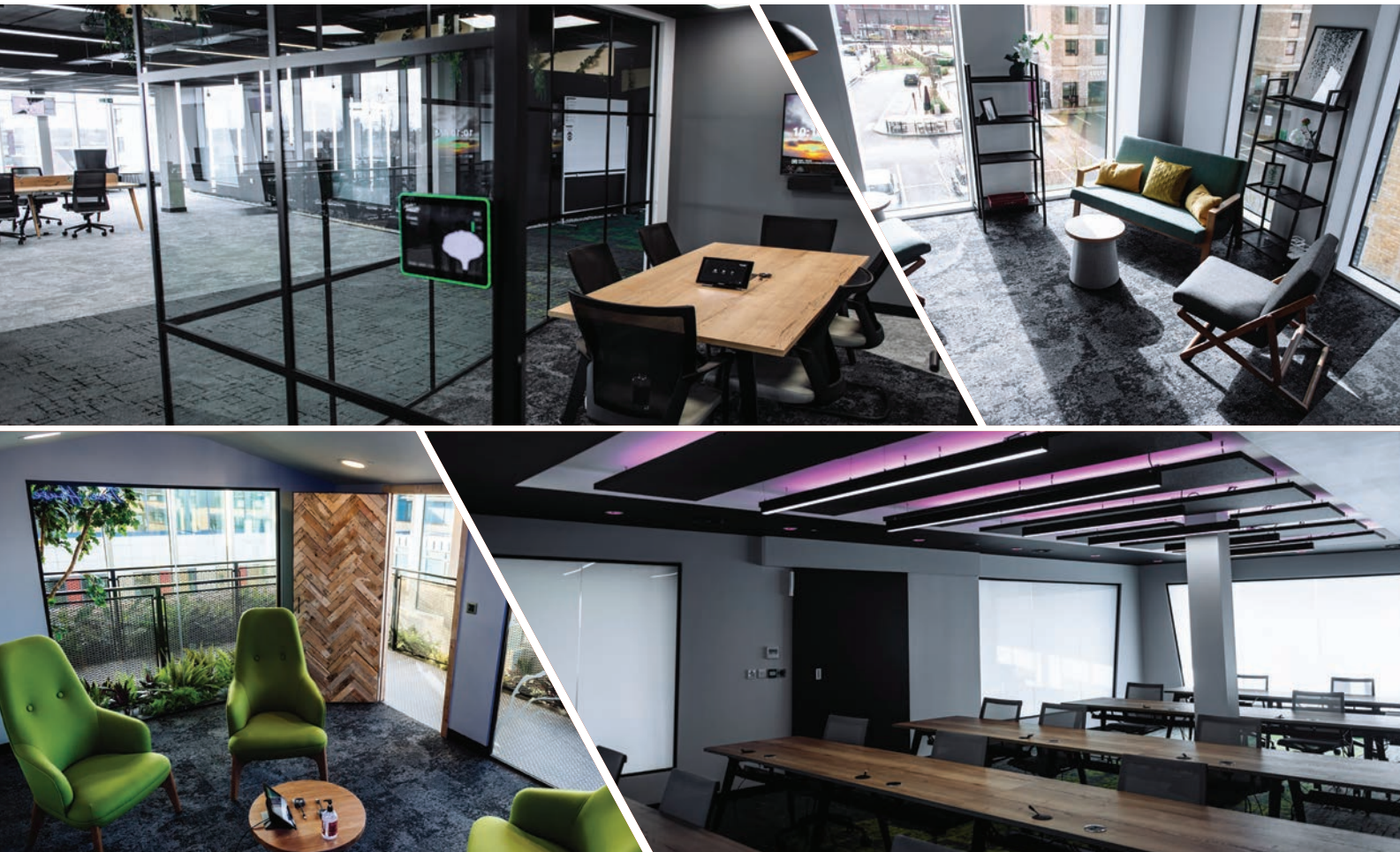
Dedicated  
car parking with  
EV charging points



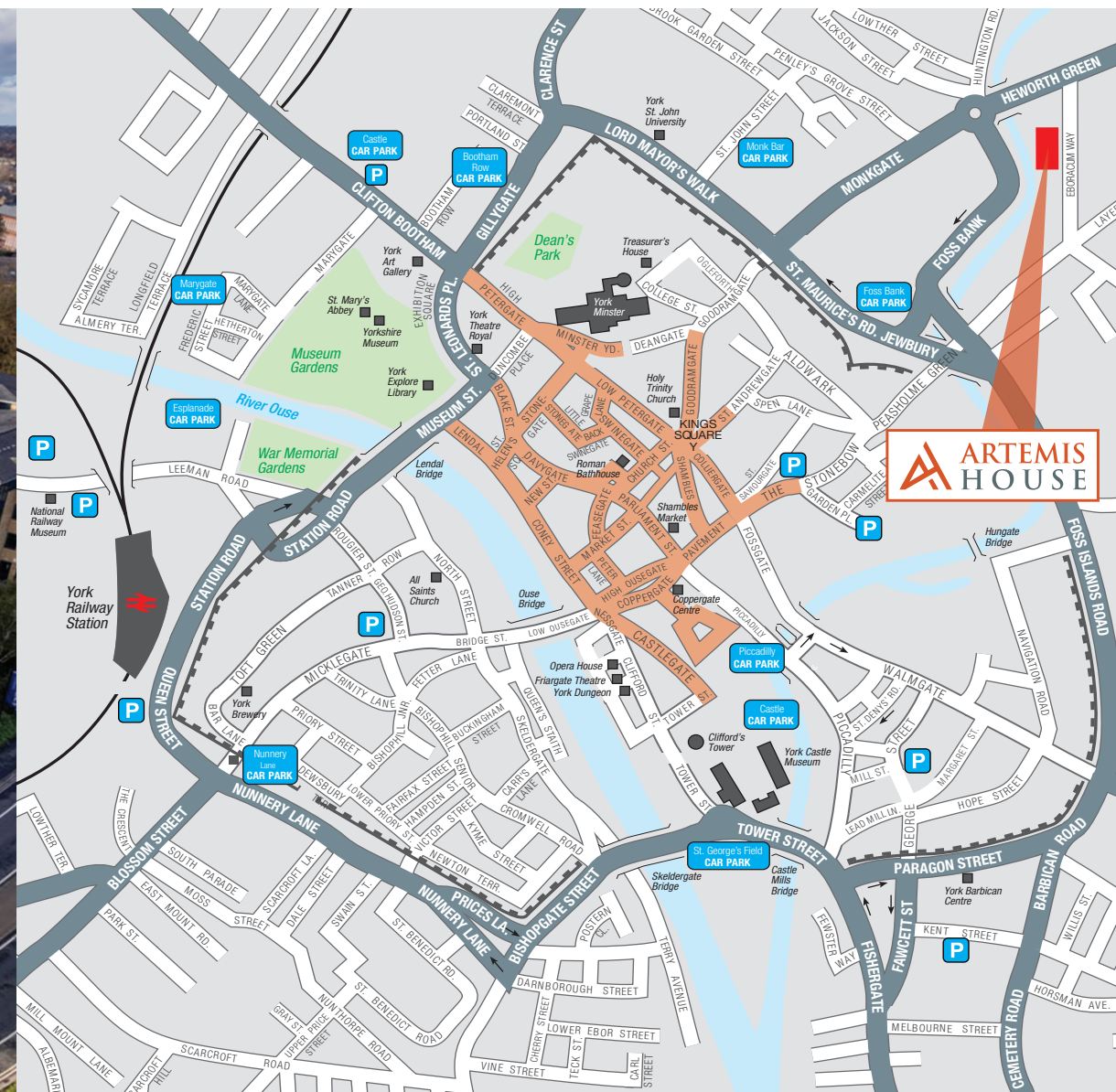
Showers /  
Washrooms



Coffee  
Bar



High quality office building with a single floor of **9,236 sq ft** available



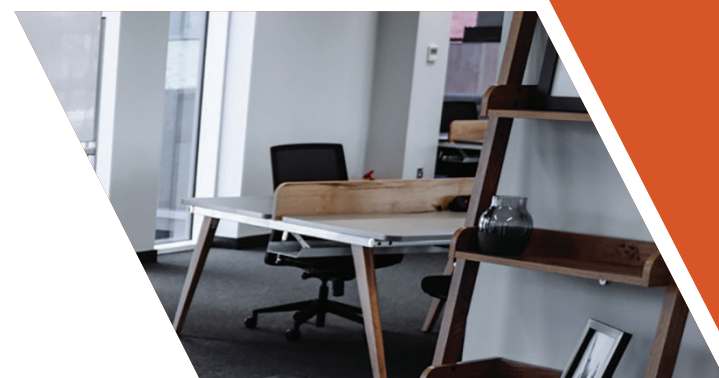
## LOCATION

Artemis House is located on Eboracum Way, which links between Layerthorpe and Heworth Green (A1036). Heworth Green provides access to Malton Road, which leads to the A64 and national transport-network beyond. The A1 is also within close proximity being an approx. 10-minute drive northwest of the subject property.

The property also benefits from great transport links with a number of bus routes within walking distance. York Train Station is located 1.3 miles southwest, which provides excellent national connectivity with the fastest time to London Kings Cross being 1 hour 50 minutes.

The property is a short walk from some of York's most famous landmarks, including York City Walls and the retail core. Local occupiers include Hunters Estate Agents, Business Waste Management and Klohn Crippen Berger to name but a few. Travelodge/Costa coffee drive-thru neighbours the subject property and a new Premier Inn is under construction on the corner of Foss Islands Road and Layerthorpe.

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## TENURE & TERMS

The passing rent equates to approx. £21 psf. This is subject to a rent review on 01 January 2025.

The third floor is available by way of an assignment or underletting of the lease which expires on 31 December 2029.

Alternatively, a new lease directly from the Landlord may be available, subject to contract.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

| Address     | Band | Rating |
|-------------|------|--------|
| Third floor | B    | 26     |

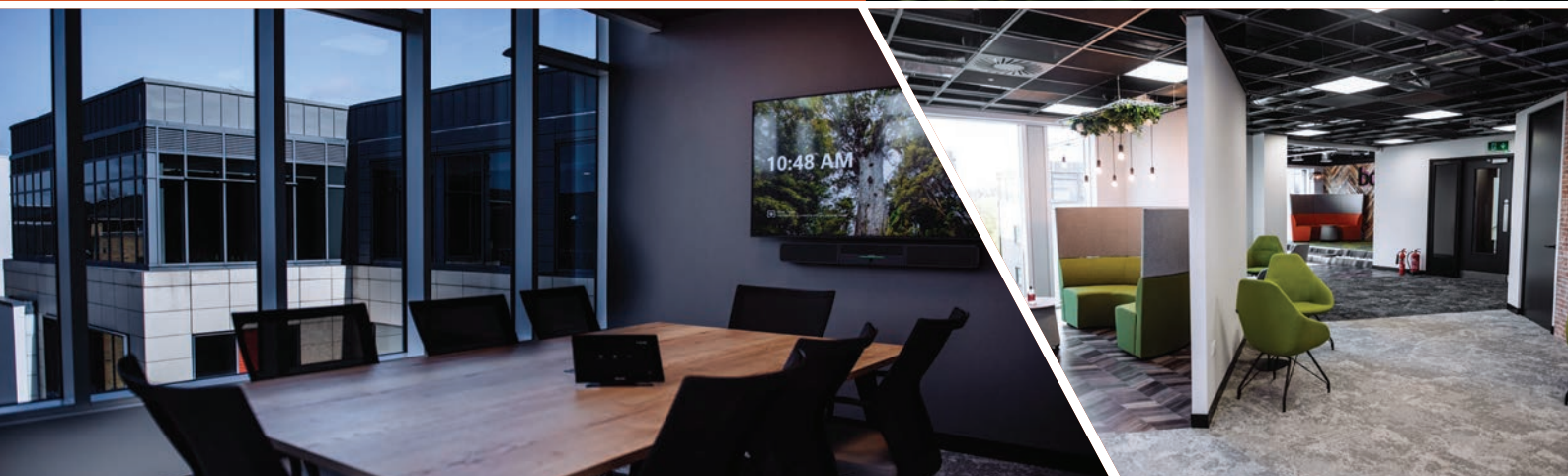
A full copy of the EPC is available on request.

## RATEABLE VALUE

|                        |                            |
|------------------------|----------------------------|
| <b>Address:</b>        | 3rd Floor<br>Artemis House |
| <b>Description:</b>    | Offices and Premises       |
| <b>Rateable Value:</b> | £114,000                   |

## VAT

All figures quoted are deemed to be exclusive of VAT.



## FURTHER INFORMATION

Contact For further information or to arrange a viewing:

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**Sanderson  
Weatherall**