TO LET

HIGH QUALITY OFFICE SPACE 9,236 SQ FT







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



47 Workstations



Collab/break out spaces throughout

Reception area



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

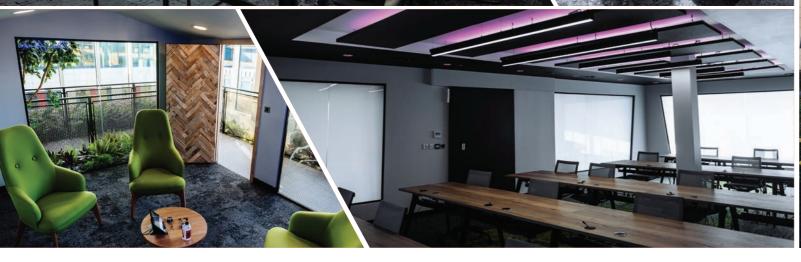
car parking with
EV charging points

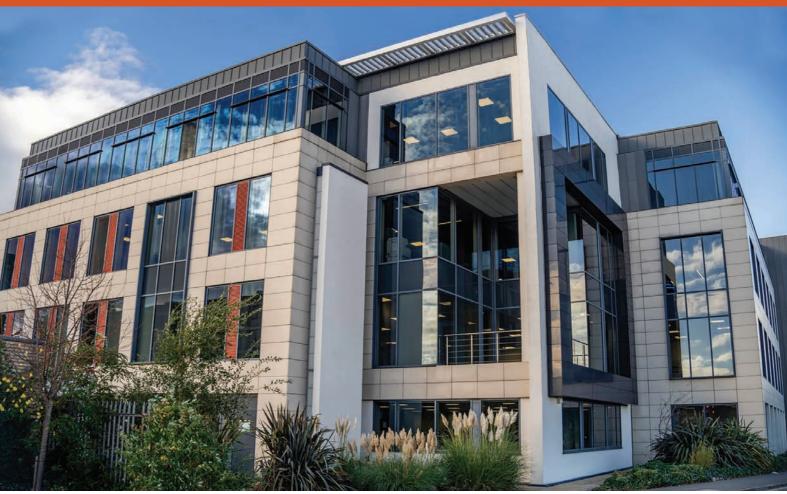


Showers / Washrooms



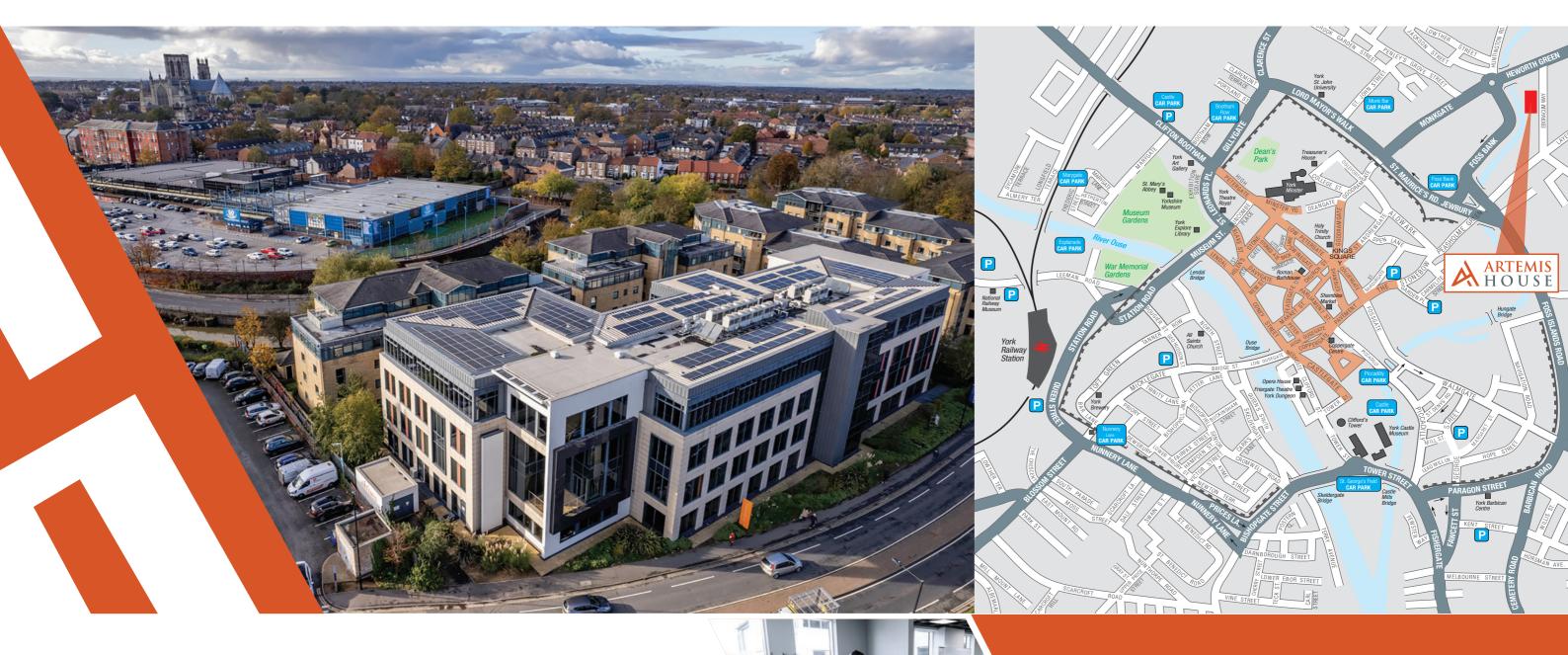






High quality office building with a single floor of 9,236 sq ft available





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.

The property is a short walk from some of York's most famous landmarks, including York City Walls and the retail core



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	В	26

A full copy of the EPC is available on request.

RATEABLE VALUE

Address: 3rd Floor

Artemis House

Description:

Offices and Premises

Rateable Value:

£114,000

VAT

All figures quoted are deemed to be exclusive of VAT.





FURTHER INFORMATION

Contact For further information or to arrange a viewing:

Richard Dunn

Jay Dhesi

07801 767859

07518 290500

richard.dunn@sw.co.uk

jay.dhesi@sw.co.uk



MISREPRESENTATION ACT: Sanderson Weatherall for themselves and for the vendors or lessors of this property for whom they act, give notice that: (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) Sanderson Weatherall cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupacition other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Sanderson Weatherall has any authority to make or give any representation or warranty or enter into any contract whatever in relation to this property; (iv) rents quoted in these particulars may be subject to VAT in addition; and (v) Sanderson Weatherall will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008: Every reasonable effort has been made by Sanderson Weatherall to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. Designed & produced by www.thedesignexchange.co.uk Tel: 01943 604500. Details August 2025.