ARTEMIS HOUSE

HEWORTH GREEN | YORK



9,236 SQ FT OF HIGH-QUALITY FITTED OFFICE SPACE

- PLUG & PLAY FIT-OUT
- 16 PARKING SPACES
- YORK CITY CENTRE LOCATION

READY-TO-OCCUPY WORKSPACE WITH 47 WORKSTATIONS, EXTENSIVE MEETING FACILITIES AND BREAKOUT SPACE, PLUS DEDICATED PARKING

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





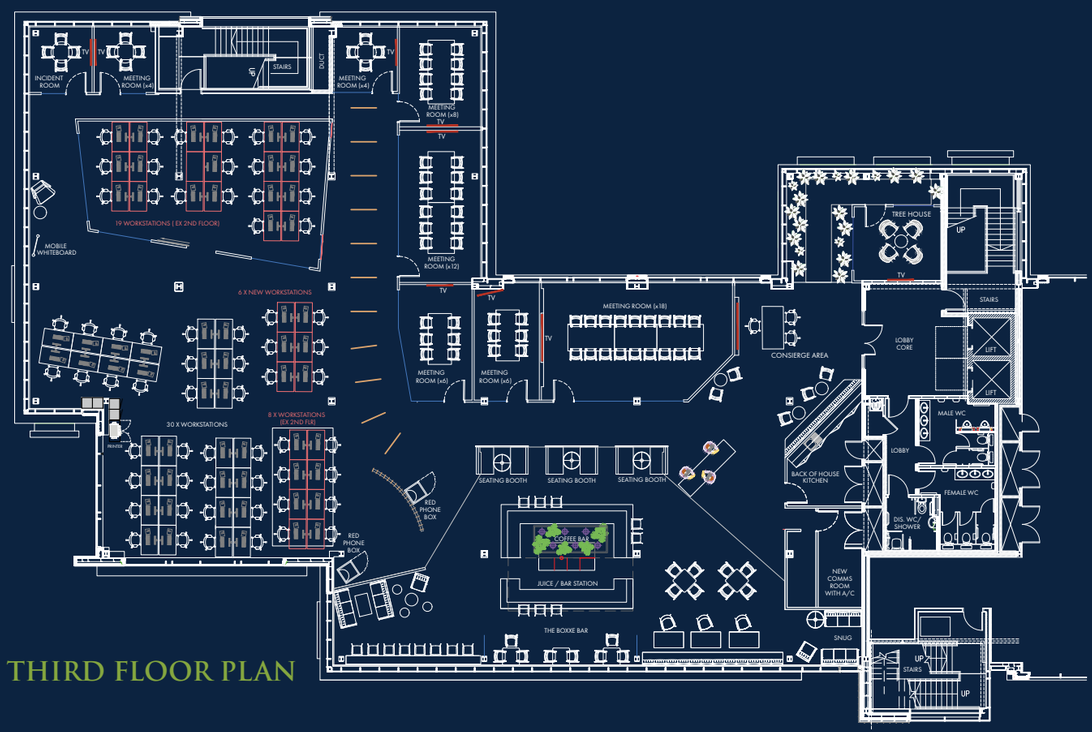
ACCOMMODATION

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.

- Refurbished to a high standard
- PV panels
- Collab/break out spaces throughout
- Meeting rooms: 4x4 / 2x6 / 1x8 1x12 / 1x18
- 47 Workstations
- Reception area
- End-of-journey facilities
- Dedicated bicycle storage
- Dedicated car parking with EV charging points
- Showers / Washrooms
- Coffee Bar



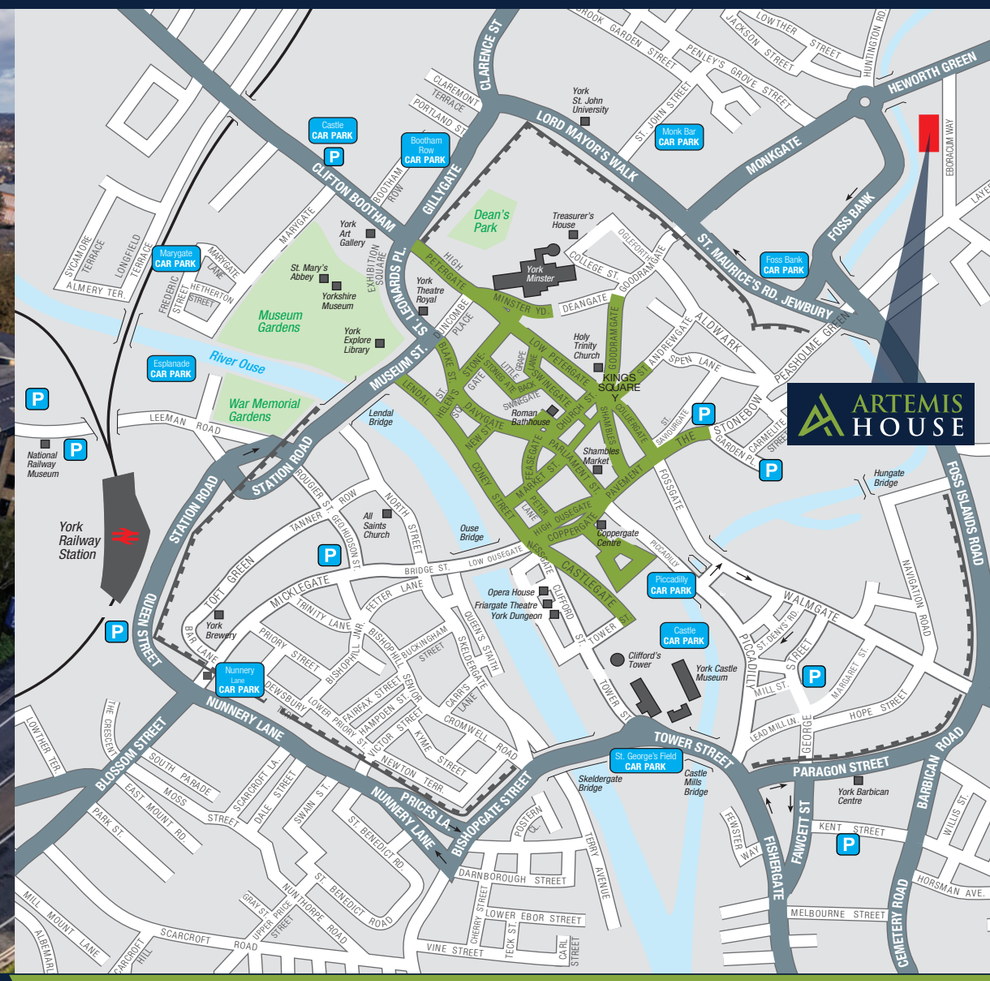
THIRD FLOOR PLAN

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

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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 and York Train Station located within walking distance, providing excellent national connectivity with the fastest rail journey 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 situated on the corner of Foss Islands Road and Layerthorpe.

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TENURE & TERMS

The passing rent equates to approx. £21 psf.

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.

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ENERGY PERFORMANCE CERTIFICATE (EPC)

Address	Band	Rating
Third floor	B	26

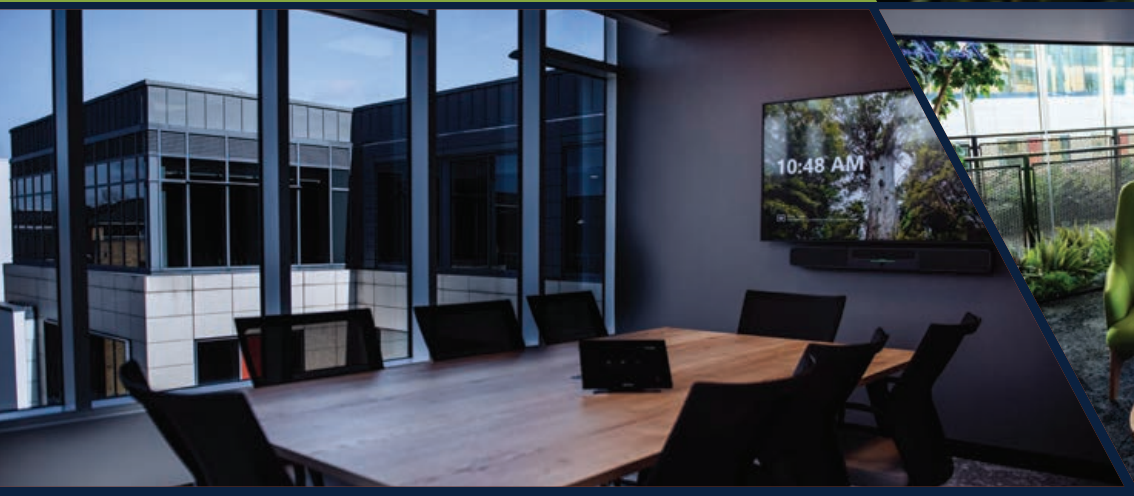
A full copy of the EPC is available on request.

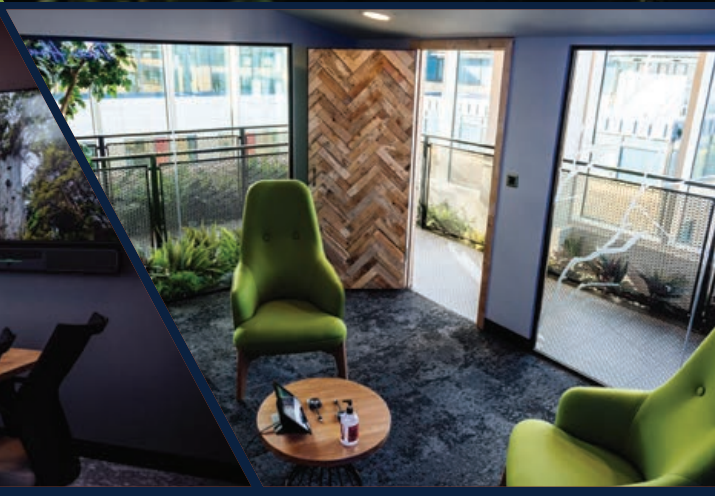
RATEABLE VALUE

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:

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Sanderson Weatherall

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