

TO LET

THE INNOVATION
CENTRE, YORK
SCIENCE PARK ,
INNOVATION
WAY, YORK
YO10 5DG

123 - 1,545 sq ft
11.43 - 143.53 sq m

- Dynamic Range of furnished office and Lab suites
- All Inclusive Rent
- Part of York Science Park
- Free car parking available

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LOCATION

York is an attractive and historic Cathedral City with an established international image. The City is located approximately 26 miles north east of Leeds and 22 miles east of Harrogate.

York Science Park is located 3 miles south of York City Centre with access to the A1(M) approximately 20 miles to the west which provides access to the wider motorway networks.

DESCRIPTION

The available suites comprise mainly office space with one ground floor Lab space within the Innovation Centre which forms part of the prestigious York Science Park and benefit from the following Specification:

- 10hrs Meeting Rooms free a month
- 24/7 access
- A dedicated Reception team
- Access to the on site Barclays Eagle Labs Ecosystem manager
- Access to University of York's research and innovation facilities
- Bike storage
- Onsite café
- Communal kitchen
- Customisable office (fully furnished)
- Direct links to networks & specialist support services
- Dynamic networking and collaboration opportunities
- Free onsite parking

ACCOMMODATION

Name	Size
0.38 (lab)	422 sq ft (39.2 sq m)
0.15 (office)	1,455 sq ft (135.17 sq m)
0.22b (office)	155 sq ft (14.4 sq m)
2.11 (office)	1,545 sq ft (143.53 sq m)
2.01 (office)	570 sq ft (52.95 sq m)
2.22 (office)	570 sq ft (52.95 sq m)
2.20 (office)	123 sq ft (11.43 sq m)
Total	123 - 1,545 sq ft (11.43 - 143.53 sq m)

TERMS

Flexible Lease terms available - minimum contract length - 3 months. Please contact Agents for further Information.

RENT

Available on application.

EPC

B - 50

LEGAL COSTS

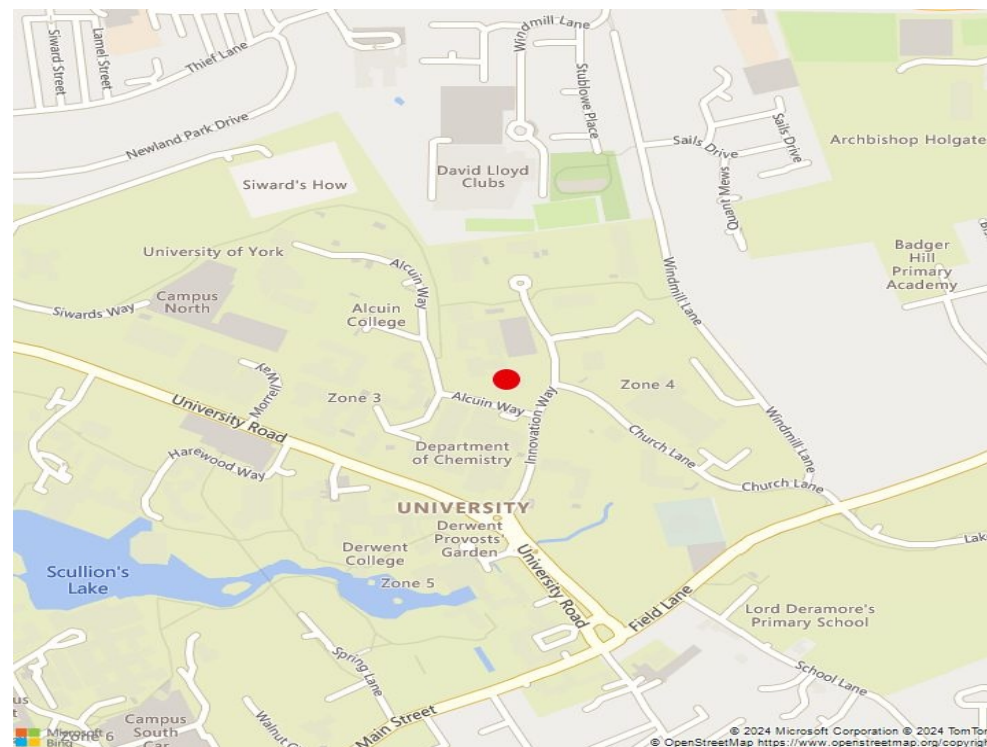
Each party to bear their own costs.

VAT

VAT is payable at the prevailing rate

VIEWING

Strictly by appointment with sole agents.



CONTACT

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