



HUDSON QUARTER
Y O R K

REDEFINING EXCEPTIONAL

Stunning location | Ultra connected | Exquisitely appointed

A DEVELOPMENT BY PALACE CAPITAL PLC



HUDSON QUARTER
YORK





A UNIQUE OPPORTUNITY IN THE UK'S BEST PLACE TO LIVE AND WORK

A prestigious, sustainably built, Grade A office building, an integral part of an exceptional mixed use development within the ancient city walls of York.

35,000 square feet

Dedicated car parking

BREEAM Excellent

Platinum WiredScore Connectivity

Adjacent to York Railway Station



REDEFINING EXCEPTIONAL

The development represents a unique and future-proofed opportunity to invest in York's evolution as a meeting point for business, ideas and creativity for two millennia.

It will lead the city's next exciting phase, creating a new destination at the heart of an exceptional living and working culture and attracting the best employees seeking superb city living and working - at a fraction of the cost of London or Paris.

CGI

STUNNING LOCATION



FOR LIVING AND WORKING

Bringing enviable choice to the work/life balance, Hudson Quarter will attract the best employees seeking the best in city living and working. They will have access to all of the UK major cities, Yorkshire's stunning countryside and coast and enjoy some of the finest retail and leisure in Europe, on their doorstep.

Superbly sited within the famous city walls: a stone's throw from the station, York Central - the city's landmark redevelopment site, and York's unique retail, cafés and world class culture

5 minutes walk to two five star hotels

Michelin starred dining, city centre retail and independent delis, cafés and bars a few minutes stroll away

Shambles Market and outdoor street food seven days a week.

A city of festivals: from Vikings, to Aesthetica Film Festival to Chocolate, York has more museums per square mile than any other city in Europe and Yorkshire more Michelin Star restaurants than anywhere else in the UK outside London.

Award winning state and private schools, York College, York St John University, the University of York and Askham Bryan College provide exceptional education opportunities – for employees and businesses.

York is the ultimate place to live and work in the UK.

FOR BUSINESS

York is recognised as an outstanding place to do business: In the centre of the UK with access to superb road, rail and air connectivity and an aspiring and highly educated population and workforce, and voted the UK's best place to live in 2018*.

40% of the workforce is educated to degree equivalent level.

World respected universities and colleges provide and attract a skilled and diverse population and workforce.

A recognised world class centre for rail engineering consultancy, bio, food and agri tech research and enterprise and the location for the country's first Science Park.

Proudly a UNESCO City of Media Arts, and the North of England's cultural gateway for many international markets, social innovation, inclusivity and diversity.

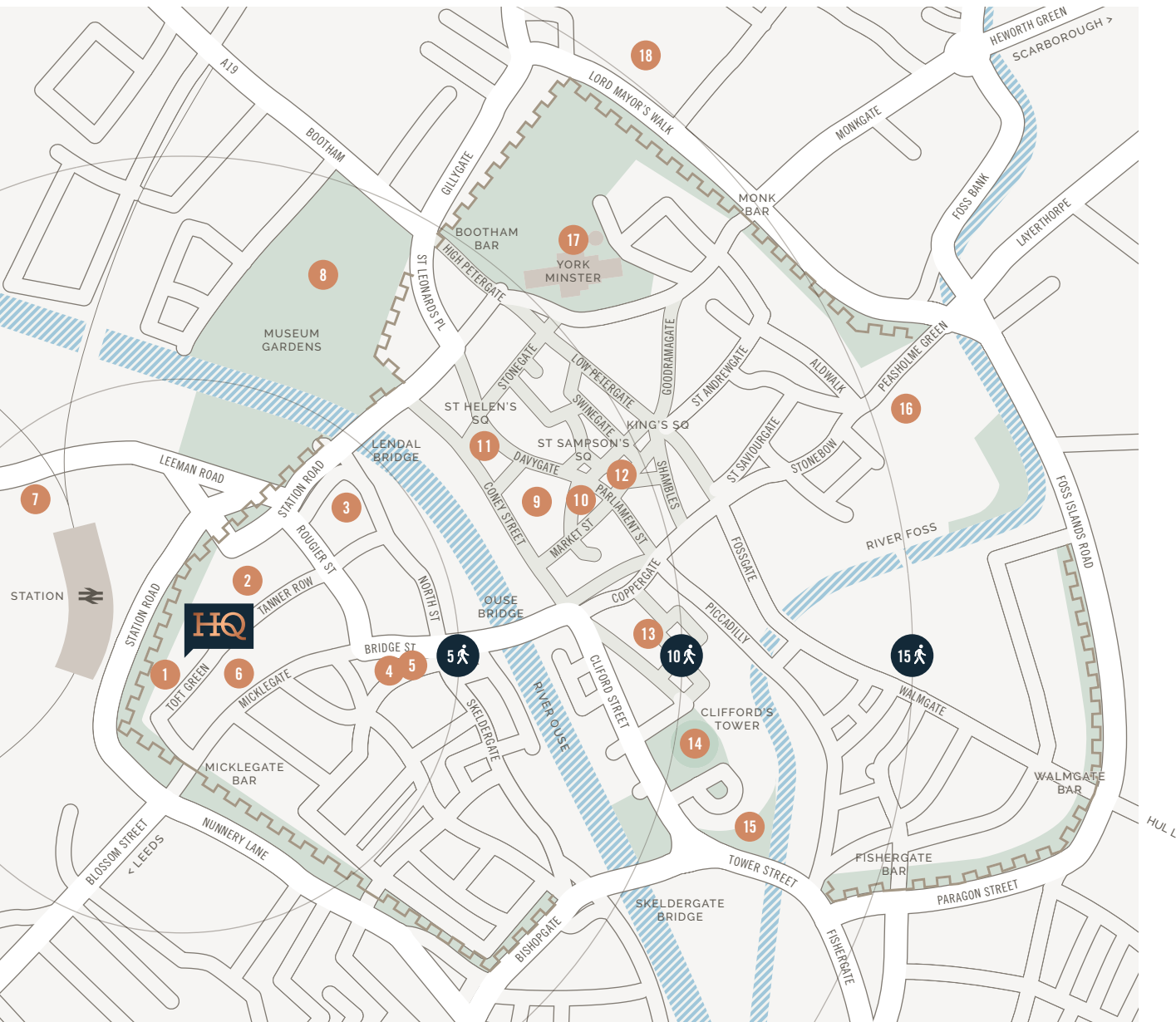
A unique Northern Powerhouse city with easy access to the major financial centres – without their congestion and costs.

Hiscox, Nestle, Network Rail, Arup, TSP Projects, Revolution Software, Stage One, Aviva... just some of the world class businesses that have chosen to base themselves in York.

It's the ultimate location for a business to thrive.

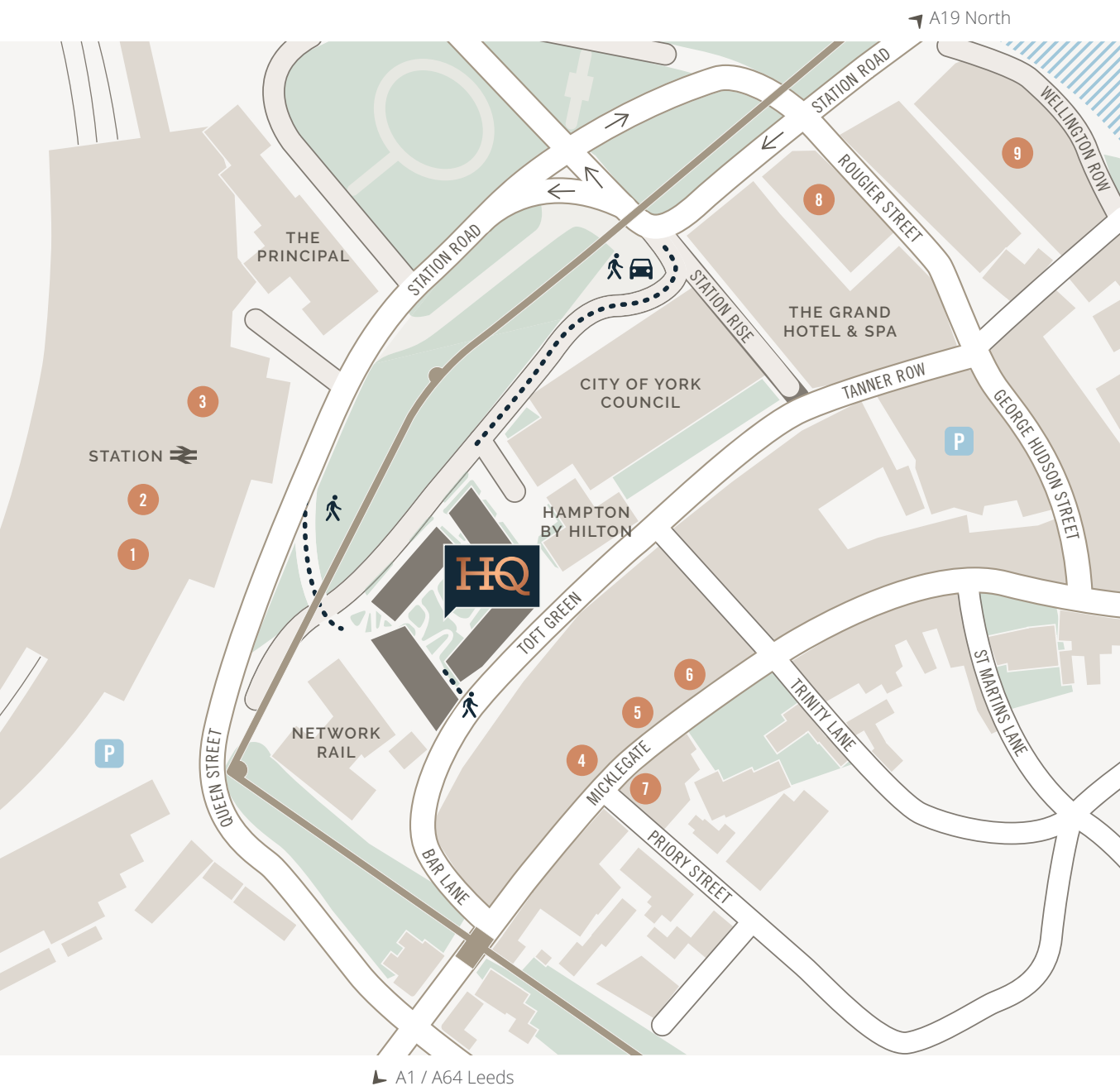
*The Sunday Times - March 2018





CITY CENTRE

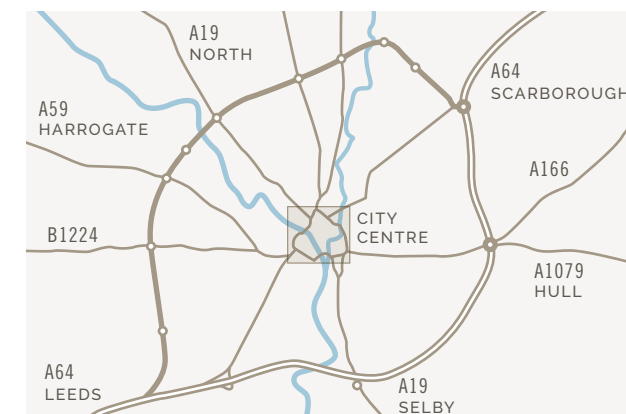
- | | | |
|----|--|------------------|
| 1 | Network Rail | under 5 minutes |
| 2 | City of York Council | |
| 3 | Aviva | |
| 4 | Langleys Solicitors | |
| 5 | Sainsburys | |
| 6 | Micklegate Cafés, Bars and Restaurants | |
| 7 | National Railway Museum | |
| 8 | Yorkshire Museum | under 10 minutes |
| 9 | Prime Retail | |
| 10 | All High Street Banks | |
| 11 | Betty's Tea Room | |
| 12 | M&S and Market | |
| 13 | Jorvik Viking Centre | |
| 14 | Clifford's Tower | under 15 minutes |
| 15 | Castle Museum | |
| 16 | Hiscox | |
| 17 | York Minster | |
| 18 | York St. John University | |



LOCATION & ACCESS

SAT NAV: 53.9573037,-1.0911518 Nearest Post Code YO1 6HT

- | | | |
|---|---|---------|
| 1 | Filmore & Union - Eatery | Station |
| 2 | Costa | Station |
| 3 | Starbucks | Station |
| 4 | Partisan - Coffee & licensed restaurant | |
| 5 | Rattle Owl - Casual dining restaurant | |
| 6 | Skosh - Contemporary dining | |
| 7 | Micklegate Post Office | |
| 8 | Malmaison - Opens Q4 2019 | |
| 9 | Aviva | |



ULTRA CONNECTED

WiredScore Platinum rated, the development will set the standard in 21st Century working with future-proofed digital technology built in, echoing York's unique position as the UK's first 'gigabit' city.

In the heart of the UK and one of its best-connected cities: 20 minutes from Leeds, and under 2 hours from London, Manchester and 4 international airports.



London	1. 51
Edinburgh	2. 35
Leeds	0. 20
Manchester	1. 11
Newcastle	1. 00





EXQUISITELY APPOINTED

Sensitively and sustainably designed, the development has been created by leading architects, interior designers and landscape designers to be a tranquil and harmonious destination and working environment.



BREEAM Excellent rated and with exceptional build and sustainability ratings - the commercial accommodation includes:

Impressive double height reception atrium

Air conditioning

Raised access floor – 150 mm clear void

Metal perforated suspended ceiling tiles

Led lighting

High performance solar control floor to ceiling glazing

Exceptional contemporary finishes throughout

2.8m floor to ceiling height

M&E systems designed to 1 person per 8 sqm occupancy

Highly efficient column free offices

Two 13 person lifts

Two stunning roof terraces

Extensive shower and drying facilities

Ample car parking spaces

54 secure cycle spaces

Electric car charging points

Attractive fully landscaped environment

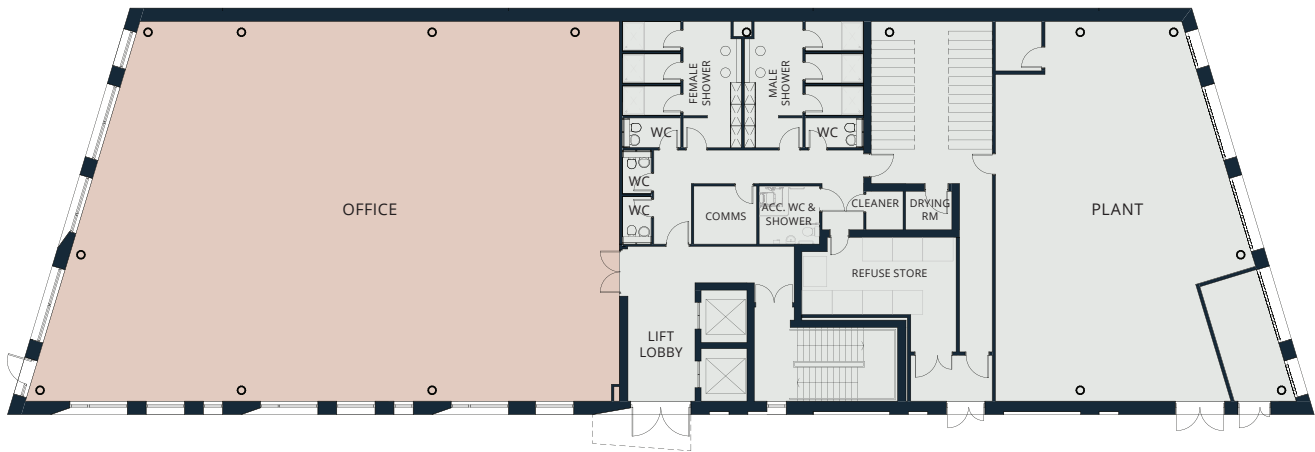
BREEAM Excellent

WiredScore Platinum

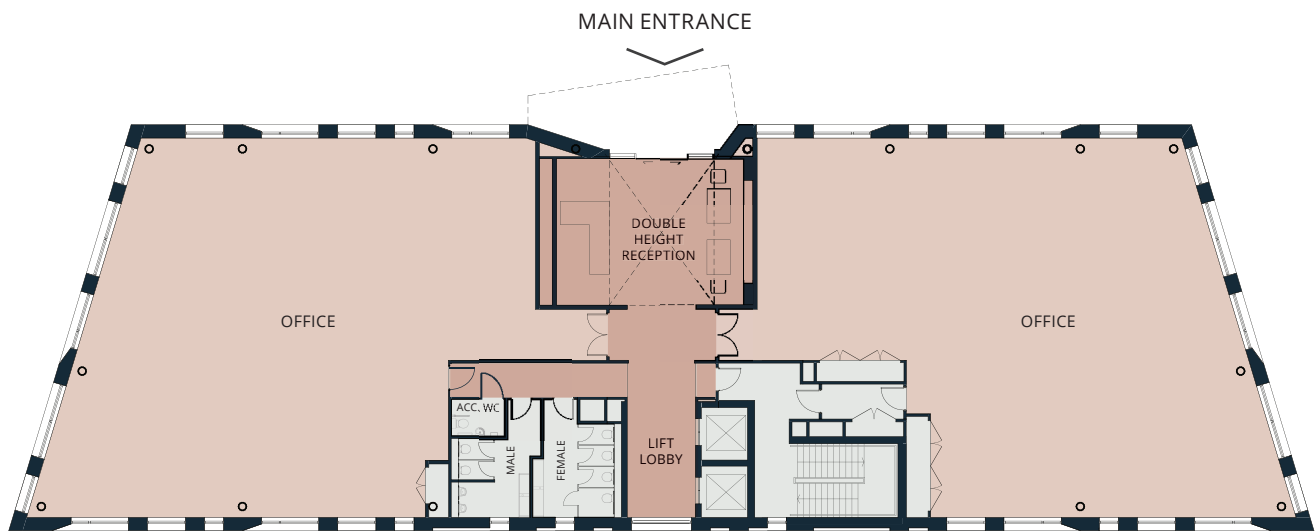
SCHEDULE OF FLOOR AREAS

Floor areas calculated in accordance with IMPS 3

Level 00	350.92 m ²	3,777 ft ²
Level 01	646.81 m ²	6,962 ft ²
Level 02	599.76 m ²	6,456 ft ²
Level 03	632.48 m ²	6,808 ft ²
Level 04	632.48 m ²	6,808 ft ²
Level 05	397.85 m ²	4,282 ft ²
TOTAL	3,260.29 m ²	35,093 ft ²



LEVEL 00	350.92 m ²	3,777 ft ²
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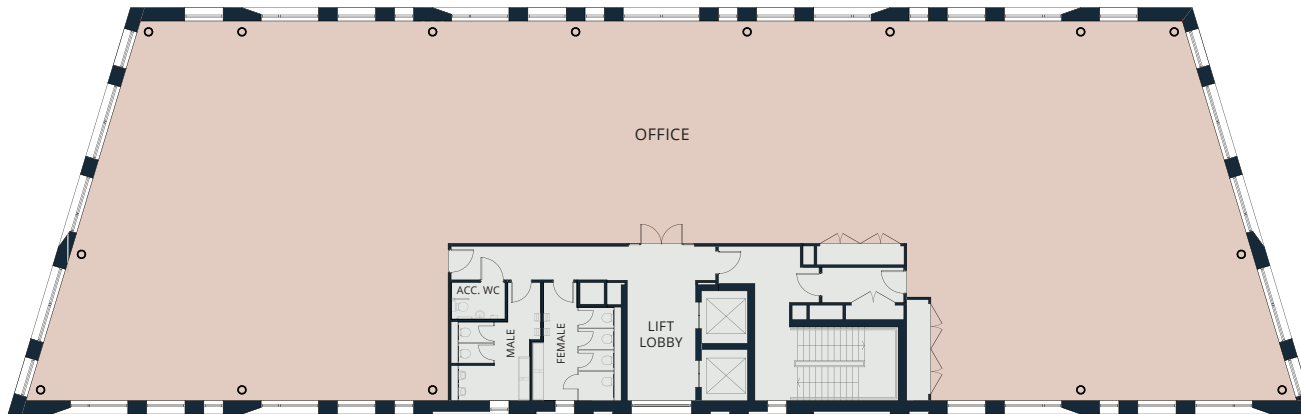
LEVEL 01		
Reception	93.28 m ²	1,004 ft ²
Office	553.53 m ²	5,958 ft ²
	646.81 m ²	6,962 ft ²



LEVEL 02

599.76 m²

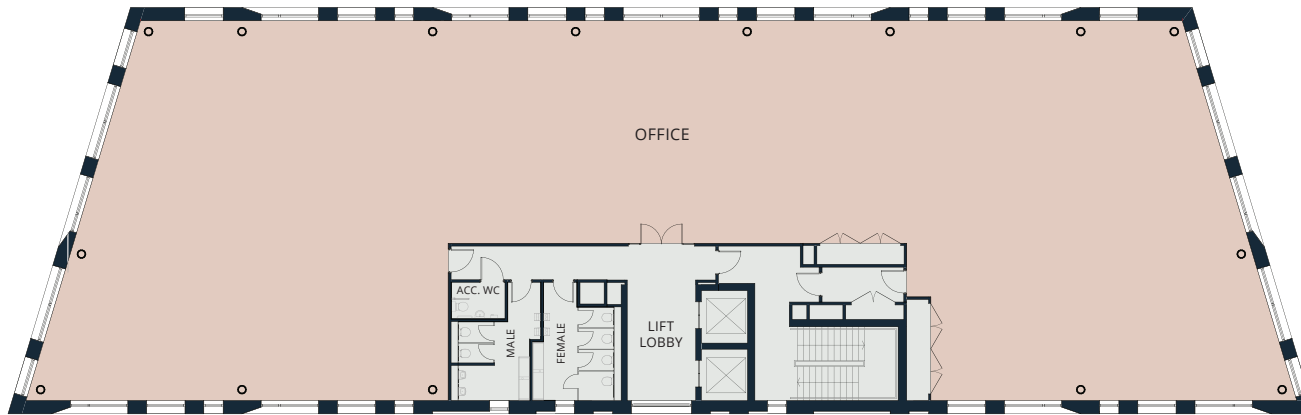
6,456 ft²



LEVEL 03

632.48 m²

6,808 ft²



LEVEL 04

632.48 m²

6,808 ft²



LEVEL 05

397.85 m²

4,282 ft²

INDICATIVE SPACE PLANNING

Option 1: Office with Reception for 64



A Reception

B Meeting Room

C Co-working space

D Informal Meet

E Breakout / Refreshment point

F Storage

Option 2: Open Plan Office for 78



For further information or discussions please contact
our Agents:



Richard Dunn

Richard.Dunn@sw.co.uk

+44 (0) 113 221 6137



Richard Thornton

Richard.Thornton@eu.jll.com

+44 (0) 113 235 5269

A DEVELOPMENT BY



HUDSONQUARTERYORK.COM

Toft Green, York YO1 6JT (Sat Nav. YO1 6HT)

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