



AVAILABLE TO LET

## No.4 Innovation Close

No 4 Innovation Close, York Science Park, Heslington, York, North Yorkshire YO10 5ZF



Office for rent, 1,552 - 3,103 sq ft, £25,000 - £50,000 per annum

To request a viewing call us on (01423) 547313

For more information visit <https://realla.co/m/43571-no-4-innovation-close-york-science-no-4-innovation-close>

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### High quality office accommodation at York Science Park with potential to sub-divide on a floor by floor basis

The property is situated within the 21 acre Science Park Complex of buildings to the South East of the city of York University Campus. The Science Park is situated in Heslington West of the A64, South of the A1079 Hull Road and East of the A19 Fulford Road approximately 2.5 miles from York City Centre.

The property forms the central portion of a two storey mid-terraced detached block of three separate buildings, providing a modern building, built approximately 10 years ago. The property has a feature atrium entrance and offers high specification offices with dedicated car parking.

#### Highlights

- Feature atrium entrance foyer
- Generous entrance lobby areas to each floor
- Open plan layout with some partitioned offices/meeting rooms
- Kitchen facilities and ladies and gents WC facilities to each floor
- Raised floors incorporating power and cabling
- Suspended ceilings with integrated lighting
- Comfort cooling system

#### Property details

<b>Rent</b>	£25,000 to £50,000 per annum
<b>Rateable value</b>	£38,000
<b>UBR 2018/2019</b>	0.491
<b>Building type</b>	Office
<b>Planning class</b>	B1
<b>Sizes</b>	1,552 to 3,103 Sq ft
<b>VAT charges</b>	Any reference to price is deemed to be exclusive of VAT unless expressly stated otherwise.
<b>EPC category</b>	C
<b>EPC certificate</b>	Available on request

Unit	Floor	Size sq ft	Rent psf	Total pa	Status
No 4 Innovation Close	First Floor	1,552 NIA	£16.11	£25,000.00	Available
No 4 Innovation Close	Ground Floor	1,552 NIA	£16.11	£25,000.00	Available

#### More information

[Visit microsite](#)

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#### Contact us

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Quote reference: RENT-43571

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