



# TO LET

## GROUND FLOOR MODERN OFFICE SPACE WITH PARKING

4,014 sq ft (372.91 sq m)



**LEEMAN HOUSE,  
STATION BUSINESS PARK,  
HOLGATE PARK DRIVE,  
YORK,  
YO26 4GB**

**LOCATION**

Station Business Park forms part of the popular Holgate Park development and is situated on Holgate Park Drive, just off Poppleton road (A59). Holgate Park fronts the A59 York to Harrogate road and is approximately 1.5 miles from the city centre, and York railway station is a short walk away. The A1237 York outer ring road connects with the A59 approximately 2 miles to the North West which in turn provides access to the A64 and other main trunk roads.

**DESCRIPTION**

The property comprises the ground floor of a purpose built two storey detached office building. The unit is of brick construction with a pitched and hipped slate covered roof, with feature full height glazing panels and on-site parking.

Internally the ground floor provides high quality office accommodation, benefitting from full access raised floors, carpeting throughout, painted walls and suspended ceilings with integral fluorescent lighting and benefit from gas central heating. Male and female toilets and kitchen are provided at ground floor level and are accessed from the landing. The offices are currently configured to provide flexible open plan space and offer 10 parking spaces.

**ACCOMMODATION**

The ground floor is available as a whole and has a net internal area of approximately 4,014 sq ft (372.91 sq m).

**RATING**

We would recommend that interested parties make their own enquiries to the Local Rating Authority to verify the current rating liability.

**TERMS**

The accommodation is available to let at £10.00 per sq ft via a sublease expiring in April 2021.

**EPC**

Available on request

**LEGAL COSTS**

Each party to be responsible for their own legal costs in connection with this transaction.

**VIEWING/FURTHER INFORMATION**

For further information or to arrange a viewing, please contact;

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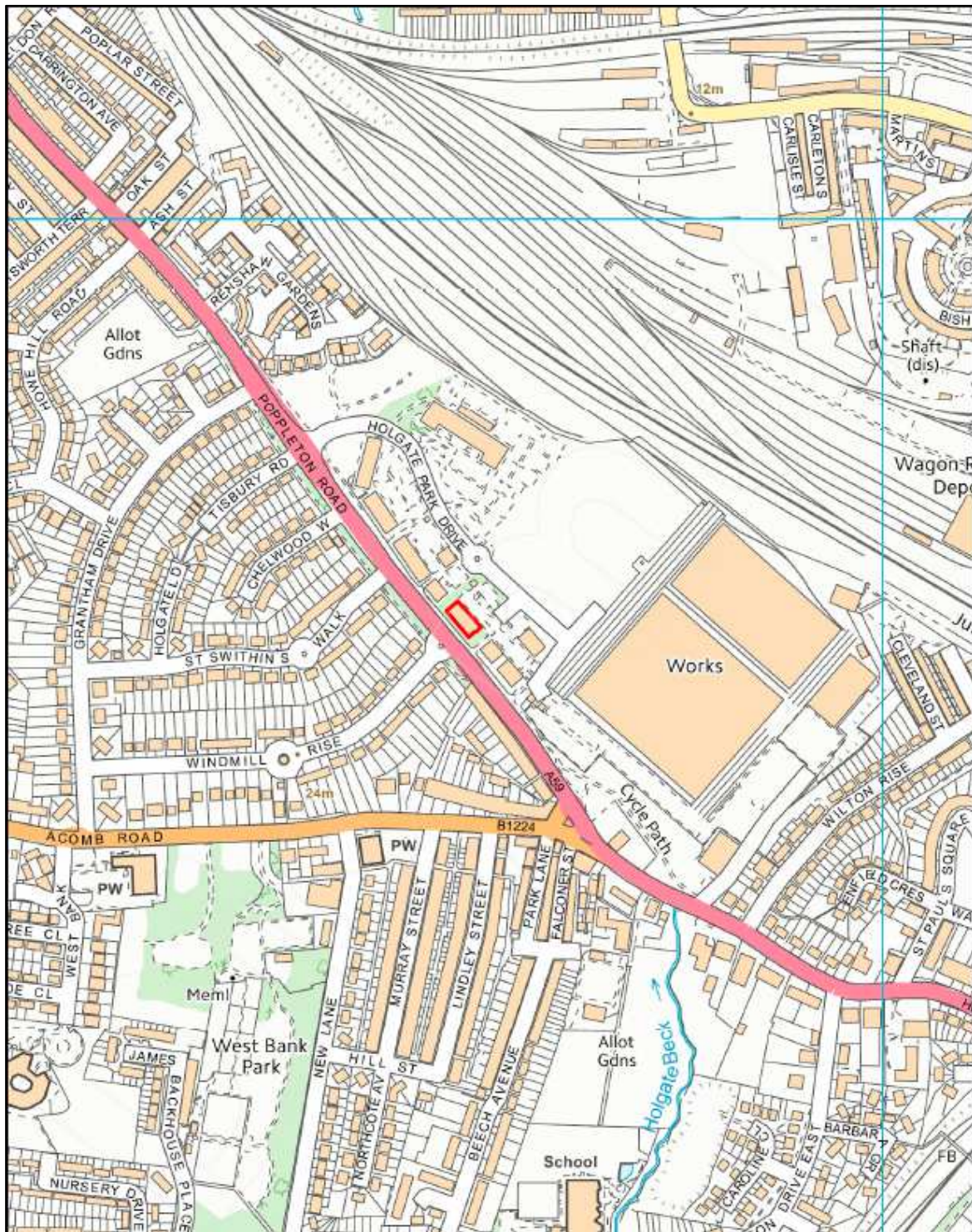
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## LOCATION PLAN



# FLOOR PLAN

