

# FOR SALE

SWINSON HOUSE,  
STATION  
BUSINESS PARK,  
HOLGATE PARK  
DRIVE, YORK,  
NORTH  
YORKSHIRE  
YO26 4GB

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**6,028 sq ft  
560 sq m**

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- Refurbished modern specification throughout
- 18 car parking spaces
- Close proximity to York city centre
- Roller shutter access to ground floor.

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## LOCATION

Swinson House is part of Station Business Park located on the wider Holgate Park development.

Station Business Park is situated just off Poppleton Road (A59) and is less than a mile west of York Railway Station and city centre. The A1237 York Outer Ring connects with the A59 some 2 miles to the north west and this connects with the A64 which runs south west to Leeds and north east to Scarborough.

York Railway station provides great connectivity to the wider country. There are several trains to and from London every day with the journey time being 1 hour 50 minutes.

## DESCRIPTION

The property provides modern purpose-built detached office accommodation split over two floors. The building has been refurbished within the last year.

The office benefits from the following specification:

- Solid concrete ground floor with anti-static finish
- Roller shutter access at ground floor level
- Suspended ceilings with LED lighting
- Predominantly open plan floor with individual meeting/board rooms
- Fully carpeted first floor office
- Kitchen
- Male/Female/Disabled WC's and shower facility
- Gas fired central heating system
- Air conditioning throughout
- Covered cycle parking

The property benefits from 18 car parking spaces.

## ACCOMMODATION

The accommodation provides the following areas:

Name	Size
Ground floor	2,975 sq ft (276.38 sq m)
First floor	3,053 sq ft (283.62 sq m)
<b>Total</b>	<b>6,028 sq ft (560 sq m)</b>

## TERMS

The Long Leasehold Interest is available For Sale.

## PRICE

Please contact the Agents for further details.

## RATEABLE VALUE

The accommodation has the following Rateable Value assessment:

Ground floor - £40,250 pa exclusive  
First floor - £38,750 pa exclusive

Interested parties are advised to confirm the accuracy of the above figures by contacting the Local Authority Directly.

## EPC

The property has an EPC rating B - 29.

## LEGAL COSTS

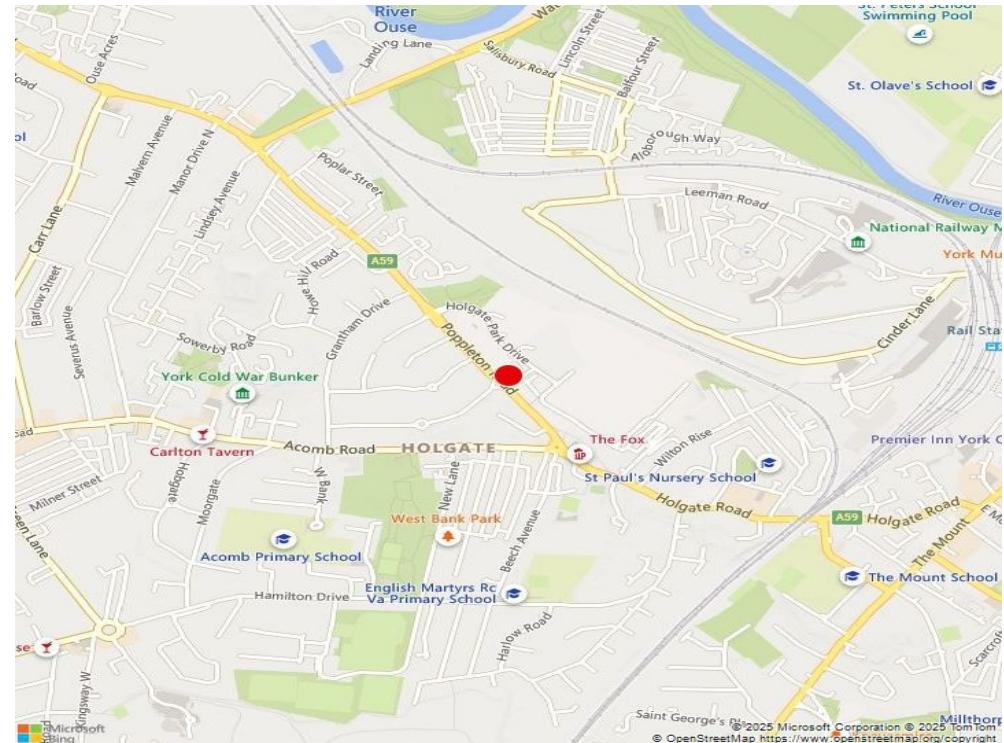
Each party to be responsible for their own legal costs.

## VAT

The property is VAT elected.

## VIEWING

Strictly by appointment with agents.



## CONTACT

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## IMPORTANT INFORMATION

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# Carter Jonas



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