

# FOR SALE

## 3 INNOVATION CLOSE

HESLINGTON, YORK, YO10 5ZF

**GARNESS  
JONES**

IN PARTNERSHIP WITH

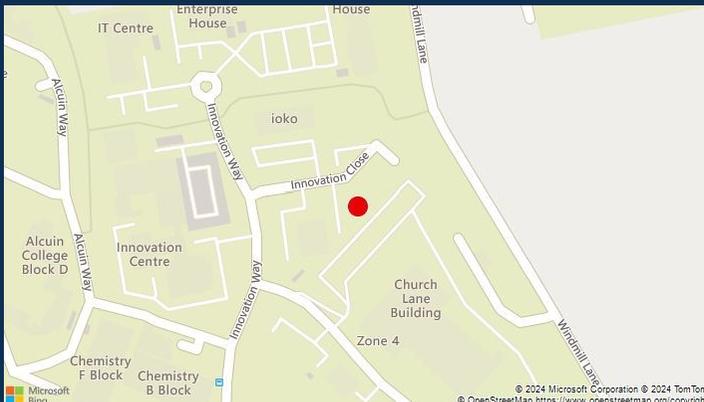
**BARRY  
CRUX** 

Price - £675,000

Commercial Investment  
3,177 sq.ft. (295.14 sq.m.)

### Property Features

- Modern purpose-built two storey Office Building
- Situated at York Science Park, to the edge of the University of York
- Located close to the A64 dual carriageway and easy access to York City Centre
- Investment property generating a rent of £46,214 per annum



Enquiries

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## Location

The subject property is located on Innovation Close, which comprises a number of purpose-built modern office units and is situated within the business estate, referred to as York Science Park.

York Science Park is located on the edge of the York University, West Campus and is popular with technology and science-based office occupiers. The location is situated approximately 2 miles to the east of York city centre, accessed generally by way of Hull Road, which leads in an easterly direction to the outer ring road, as well as from the Fulford direction (A19).

## Description

The property is a modern purpose built two-storey office building with brick façade and a pitched profile metal clad roof. It is understood that the property was constructed during the late 90's.

Internally, the property provides two modern office suites with raised floors, suspended ceilings, double glazed metal windows, central heating and recessed lighting. Both office suites have their own private kitchenette areas. There are communal toilet and shower facilities at ground and first floor, off the glazed entrance hallway.

Externally, the property benefits from 12 car parking spaces. In addition, we are advised the property has an electric-vehicle charging station and solar PV panels generating circa £1,600 pa via the Feed In Tariff scheme and produces 8,000 kWh of electricity for use on-site.

## Accommodation

The following floors have been measured in accordance with the prevailing RICS Code of Measuring Practice.

	sq.ft.	sq.m.
Ground Floor	1,569	145.76
First Floor	1,608	149.38

## Service Charge

The leases are subject to a service charge. Further details are available on request.

## EPC Rating

The property's energy rating are:

Ground Floor - C57  
First Floor - B47

## Services

We believe that mains gas, electric, water and drainage are connected to the property. Interested parties are advised to make their own independent enquiries.

## Terms

The property is held by way of a long lease for a term of 150 years from 2 May 1991.

Each of the two floors has sub-let on the following basis:

Ground Floor - lease expiring 9 May 2026 at a rent of £23,500 per annum.  
First Floor - lease expiring 9 May 2026 at a rent of £22,714 per annum.

Both leases are excluded from Sections 24-28 of the Landlord & Tenant Act 1954.

The leases are subject to a service charge. Further details are available on request.

