

# TO LET

YORK BIOCENTRE,  
INNOVATION  
WAY,  
HESLINGTON,  
YORK, NORTH  
YORKSHIRE  
YO10 5NY

---

**245 - 465 sq ft  
22.76 - 43.2 sq m**

---

- Dynamic Range of Office Space
- All Inclusive Rent
- Part of York Science Park
- Free car parking

---

[carterjonas.co.uk/commercial](http://carterjonas.co.uk/commercial)



**Carter Jonas**

## LOCATION

York is an attractive and historic cathedral city with an established international image. The city is located approximately 26 miles north east of Leeds and 22 miles east of Harrogate.

York Science Park is located 3 miles south of York City Centre with access to the A1(M) approximately 20 miles to the west which provides access to the wider motorway networks.

## DESCRIPTION

The available office suites are located within the Bio Centre which forms part of the prestigious York Science Park and benefit from the following Specification:

- 10hrs Meeting Rooms free a month
- 24/7 access
- A dedicated Reception team
- Access to the on site Barclays Eagle Labs Ecosystem manager
- Access to University of York's research and innovation facilities
- bike storage
- communal kitchen
- customisable office (fully furnished)
- direct links to networks & specialist support services
- Dynamic networking and collaboration opportunities
- free onsite parking

## ACCOMMODATION

Name	Size
0.60	245 sq ft (22.76 sq m)
0.61	465 sq ft (43.2 sq m)
<b>Total</b>	<b>245 - 465 sq ft (22.76 - 43.2 sq m)</b>

## TERMS

Flexible Lease terms available - minimum contract length - 3 months.

## RENT

Available on application.

## EPC

C - 66

## LEGAL COSTS

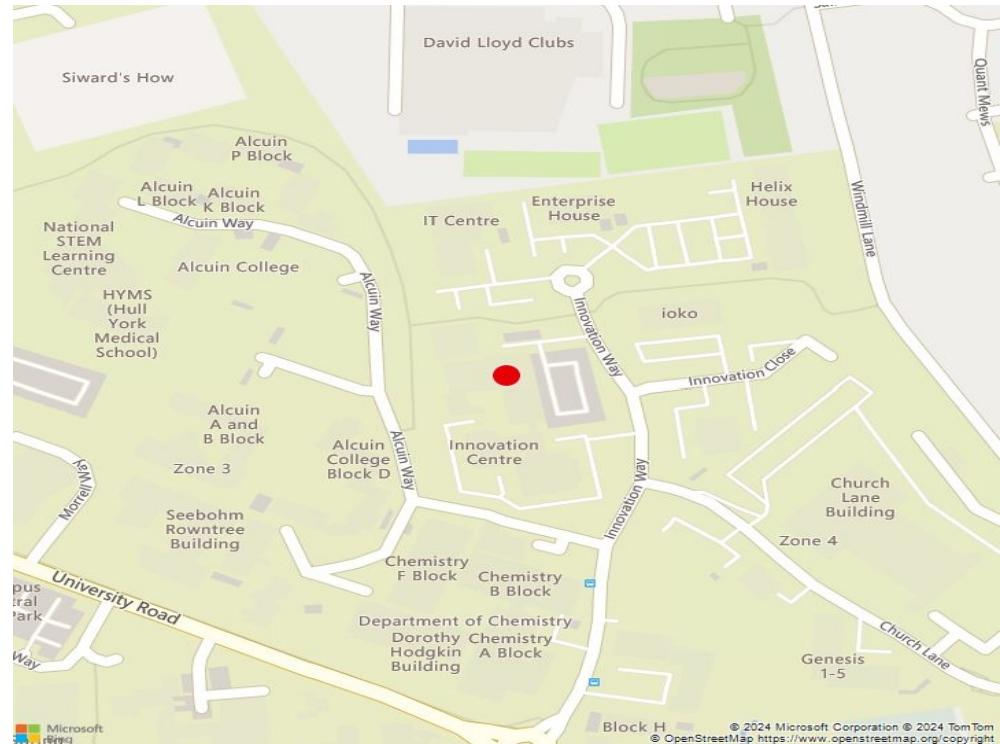
Each party to bear their own costs.

## VAT

VAT is payable at the prevailing rate

## VIEWING

Strictly by appointment with sole agents.



## CONTACT

Chris Hartnell  
0113 203 1079 / 07800 572 007  
Chris.Hartnell@carterjonas.co.uk  
[carterjonas.co.uk/commercial](http://carterjonas.co.uk/commercial)

Marissa Allott  
0113 426 9869 / 07890 300 109  
marissa.allott@carterjonas.co.uk

## IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us. August 2024



# Carter Jonas



## CONTACT

Chris Hartnell

0113 203 1079 / 07800 572 007

[Chris.Hartnell@carterjonas.co.uk](mailto:Chris.Hartnell@carterjonas.co.uk)

[carterjonas.co.uk/commercial](http://carterjonas.co.uk/commercial)

Marissa Allott

0113 426 9869 / 07890 300 109

[marissa.allott@carterjonas.co.uk](mailto:marissa.allott@carterjonas.co.uk)



**Carter Jonas**