

# 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

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## 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

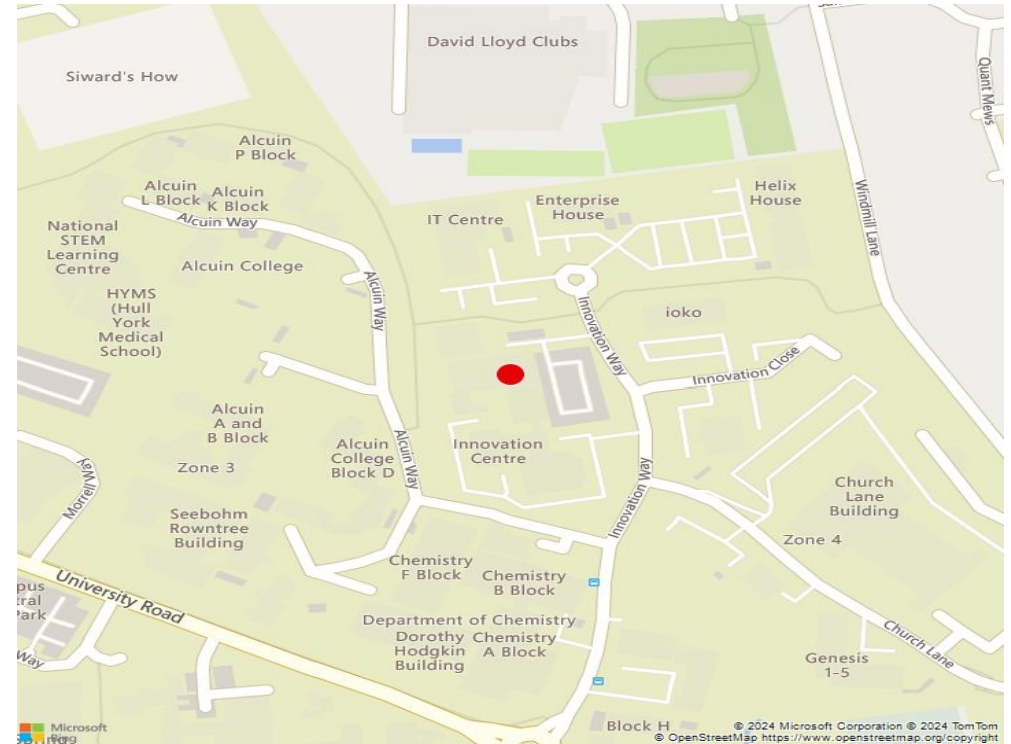
Each party to bear their own costs.

## VAT

VAT is payable at the prevailing rate

## VIEWING

Strictly by appointment with sole agents.



## CONTACT

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## IMPORTANT INFORMATION

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