



**GENESIS 5
INNOVATION WAY
HESLINGTON
YORK. YO10 5DQ**

Modern office premises totalling 3,177 sq.ft. (295.14 sq.m.) with 10 allocated parking spaces forming an integral part of York Science Park at Heslington. The property was built in the late 1990's as part of a development of six units and following which a significant amount of further development has taken place. The Science Park is now a major office location benefiting from facilities available locally and providing easy access to York's outer ring road (A64) and the City Centre.

OFFICES TO LET

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

CURRENT RENT

£ 40,612 P.A. (EXCL.)



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GENERAL INFORMATION

DESCRIPTION:

A self-contained modern office building with the advantage of being at the end of a block of 5 properties. The original accommodation comprised two floors of open plan space but this has been partitioned on each floor to provide general working areas, private offices and an impressive first floor meeting/training room. The specification includes kitchen facilities, perimeter trunking, suspended ceilings/computer friendly lighting, electric heating and intercom access. 10 parking spaces are available.

LOCATION:

Leaving Heslington on University Road turn right at the roundabout and Innovation Way is found on the right hand side. Genesis is found on the right hand side. Parking spaces (marked with a '5') are found to three main areas including 3 spaces in front of the building.

LEASE DETAILS:

Commencement: 10.06.2004 Reviews: 5 yearly
Duration: 10 years Next Review: N/A
Rent: £40,612pa (exc.) S/Charge: Yes

An underlease or assignment of the existing lease is subject to Lessor's consent.

BUSINESS RATES:

Enquiries made to City of York Council and on the Valuation Office Agency's website revealed the following information:-

Rateable Value: £36,750 (2010 Valuation List)
General Rates: £17,823.75 (2010/2011)

The above information can be confirmed by contacting City of York Council (Business Rates) on Tel: 01904 551140. Rateable Values can change as a result of a Notice served by the Valuation Office.

VIEWING:

By appointment with the Letting Agents, Tel: 01904 679633.

ACCOMMODATION

The property has in impressive entrance with a number of parking spaces outside the door.

Ground Floor

Entrance:	-	-
Ladies W.C.:	-	-
Disabled W.C.:	-	-
Office/Kitchen (currently partitioned):	1,583 sq.ft.	(147.06 sq.m.)

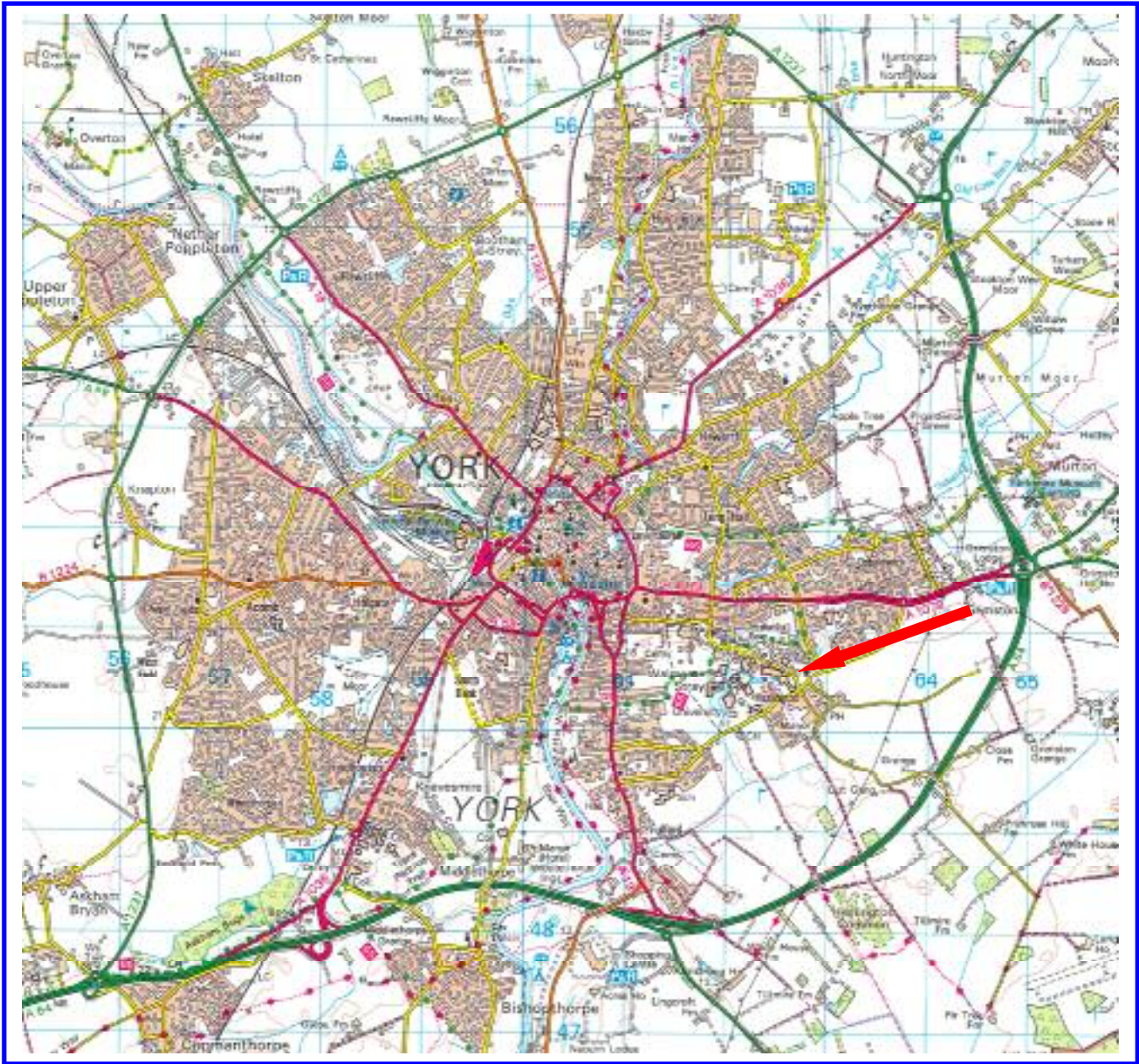
First Floor

Landing:	-	-
Gents W.C.:	-	-
Ladies W.C.:	-	-
Office: (currently partitioned):	1,564 sq.ft.	(145.29 sq.m.)
Kitchenette:	30 sq.ft.	(27.87sq.m.)



First Floor Meeting/Training Room

LOCATION MAP



IMPORTANT NOTICE

These particulars which were prepared on 15th Dec. 2009 are provided subject to the following terms:- 1.They are for general guidance only and do not constitute the whole or any part of an offer or contract. No employee of Blacks has any authority to make or give any representation or warranty or enter into any contract in relation to the property. 2. Dimensions are approximate only and descriptions are given without responsibility on the part of Blacks or the vendors or lessors. Reference to plant, machinery, services, etc., does not constitute a representation of the condition, or that it is capable of fulfilling its intended function. 3.All references to prices, rent, etc., exclude VAT which may apply and any offer made will be assumed to be VAT exclusive unless stated otherwise. 4.Certain aspects such as dimensions, rating assessments (assessment and annual liability), occupancy of the subject or adjoining property, etc., may from time to time change. Information contained has been collated as a result of verbal enquiries only. Personal inspection and enquiry including the taking of independent advice is imperative before a contract is entered into. 5.The current availability of this property should be checked particularly if a party is travelling some distance to view.