



FIRST FLOOR - STIRLING HOUSE
STATION BUSINESS PARK
YORK

Modern first floor office suite of approximately 2,089 sq.ft. (194.06 sq.m.). Specification includes raised floors, computer friendly lighting, central heating, carpeting, kitchenette and six allocated parking spaces. Station Business Park is situated beside one of the main routes into the City Centre (A59) with what many would regard as within City Centre/Rail Station walking distance. The Park is therefore well placed for those needing access to the City Centre and the York Outer Ring Road (A1237).

OFFICES TO LET
2,089 SQ.FT. (194.06 SQ.M.)

RENTAL REGION:
£28,200 P.A. (EXCL.)

ACCOMMODATION

Ground Floor:	Entrance Hall		
First Floor:	Landing:	-	-
	Gents W.C.:	-	-
	Ladies W.C.:	-	-
	Offices:	2,059 sq.ft.	(191.28 sq.m.)
	Kitchenette:	30 sq.ft.	(2.78 sq.m.)
Outside:	Allocated parking for 6 vehicles.		

BUSINESS RATES

An inspection of the Valuation Office Agency's website (www.voa.gov.uk) and enquires to City of York Council - 01904 551140 (Business Rates) revealed the following:-

Rateable Value:	£31,000	(2010 Valuation List)
Rates Payable:	£15,439.95	(2012/2013)

Rateable values can change by Valuation Office Agency action and annual liability changes on 1st April each year.

LEASE DETAILS

The property is to let on a new lease in an effectively full repairing and insuring format. Service charges exist to cover estate maintenance and property maintenance. The Landlord recovers the annual insurance premium for the building from its two occupiers on a proportionate part basis. Each party will be responsible for its own legal costs.

LOCATION PLAN



95 Main Street, Fulford, York. YO10 4PN - enquiries@blacksproperty.com

IMPORTANT NOTICE

These particulars which were prepared on 25th January 2012 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, occupancy of the subject or adjoining property, etc., may from time to time change. Information contained has been collated as a result of verbal inquiries 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.

Energy Performance Certificate

Non-Domestic Building

HM Government

FIRST FLOOR

Stirling House
Station Business Park
Holgate Park Drive
YORK
YO26 4GB

Certificate Reference Number:

0321-0032-7979-3699-6006

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

57

This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	227
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	41.62

Benchmarks

Buildings similar to this one could have ratings as follows:

24 If newly built

63 If typical of the existing stock

Administrative information

This is an Energy Performance Certificate as defined in SI2007:981 as amended

Assessment Software: ISEEM v4.1.d using calculation engine SBEM v4.1.d.0
Property Reference: 237960670001
Assessor Name: Mathew Penrose
Assessor Number: EES/007962
Accreditation Scheme: Elmhurst Energy Systems
Employer/Trading Name: PPH Commercial
Employer/Trading Address: The Hesalewood Estate, Ferryby Road, Hesale, East Yorkshire, HU13 0LG
Issue Date: 01 Feb 2012
Valid Until: 31 Jan 2022 (unless superseded by a later certificate)
Related Party Disclosure: Employed by the organisation dealing with the property transaction
Recommendations for improving the property are contained in Report Reference Number: 0990-2996-0472-7361-0030

If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are on the certificate. You can get contact details of the accreditation scheme from the Government's website at www.communities.gov.uk/epbd, together with details of the procedures for confirming authenticity of a certificate and for making a complaint.



For advice on how to take action and to find out about technical and financial assistance schemes to help make buildings more energy efficient visit www.carbontrust.co.uk or call us on 0800 085 2005

Recommendation Report

HM Government

Report Reference Number: 0990-2996-0472-7361-0030**FIRST FLOOR**

Stirling House

Station Business Park

Holgate Park Drive

YORK

YO26 4GB

Building Type(s): B1 Offices and Workshop businesses

ADMINISTRATIVE INFORMATION	
Issue Date:	01 Feb 2012
Valid Until:	31 Jan 2022 (*)
Total Useful Floor Area (m ²):	227
Calculation Tool Used:	ISBEM v4.1.d using calculation engine SBEM v4.1.d.0
Property Reference:	237960670001
Energy Performance Certificate for the property is contained in Report Reference Number: 0321-0032-7979-3699-6006	
ENERGY ASSESSOR DETAILS	
Assessor Name:	Matthew Penrose
Employer/Trading Name:	PPH Commercial
Employer/Trading Address:	The Hesslewood Estate, Ferriby Road, Hessle, East Yorkshire, HU13 0LG
Assessor Number:	EES/007982
Accreditation scheme:	Elmhurst Energy Systems
Related Party Disclosure:	Employed by the organisation dealing with the property transaction

(*) Unless superseded by a later recommendation report

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1. Background

Statutory Instrument 2007 No. 991, *The Energy Performance of Buildings (Certificates and Inspections) (England and Wales) Regulations 2007*, as amended, transposes the requirements of Articles 7.2 and 7.3 of the Energy Performance of Buildings Directive 2002/91/EC.

This report is a Recommendation Report as required under regulations 16(2)(a) and 19 of the Statutory Instrument SI 2007:991.

This section provides general information regarding the building:

Total Useful Floor Area (m ²):	227
Building Environment:	Heating and Natural Ventilation

2. Introduction

This Recommendation Report was produced in line with the Government's approved methodology and is based on calculation tool iSBEM v4.1.d using calculation engine SBEM v4.1.d.0.

In accordance with Government's current guidance, the Energy Assessor did undertake a walk around survey of the building prior to producing this Recommendation Report.

3. Recommendations

The following sections list recommendations selected by the energy assessor for the improvement of the energy performance of the building. The recommendations are listed under four headings: short payback, medium payback, long payback, and other measures.

a) Recommendations with a short payback

This section lists recommendations with a payback of less than 3 years:

Recommendation	Potential impact
Consider replacing T8 lamps with retrofit T5 conversion kit.	HIGH

b) Recommendations with a medium payback

This section lists recommendations with a payback of between 3 and 7 years:

Recommendation	Potential impact
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	LOW
Add weather compensation controls to heating system.	MEDIUM

c) Recommendations with a long payback

This section lists recommendations with a payback of more than 7 years:

Recommendation	Potential impact
Consider replacing heating boiler plant with a condensing type.	HIGH
Consider installing solar water heating.	LOW
Consider installing PV.	LOW

d) Other recommendations

This section lists other recommendations selected by the energy assessor, based on an understanding of the building, and / or based on a valid existing energy report.

No recommendations defined by the energy assessor have been identified

4. Next steps

a) Your Recommendation Report

As the building occupier, regulation 10(1) of SI 2007:991 requires that an Energy Performance Certificate *"must be accompanied by a recommendation report"*.

You must be able to produce a copy of this Recommendation Report within seven days if requested by an Enforcement Authority under regulation 39 of SI 2007:991.

This Recommendation Report has also been lodged on the Government's central register. Access to the report, to the data used to compile the report, and to previous similar documents relating to the same building can be obtained by request through the Non-Dwellings Register (www.epcregister.com) using the report reference number of this document.

b) Implementing recommendations

The recommendations are provided as an indication of opportunities that appear to exist to improve the building's energy efficiency.

The calculation tool has automatically produced a set of recommendations, which the Energy Assessor has reviewed in the light of his / her knowledge of the building and its use. The Energy Assessor may have comments on the recommendations based on his / her knowledge of the building and its use. The Energy Assessor may have inserted additional measures in section 3d (Other Recommendations). He / she may have removed some automatically generated recommendations or added additional recommendations.

These recommendations do not include matters relating to operation and maintenance which cannot be identified from the calculation procedure.

c) Legal disclaimer

The advice provided in this Recommendation Report is intended to be for information only. Recipients of this Recommendation Report are advised to seek further detailed professional advice before reaching any decision on how to improve the energy performance of the building.

d) Complaints

Details of the assessor and the relevant accreditation scheme are on this report and the energy performance certificate. You can get contact details of the accreditation scheme from our website at www.communities.gov.uk/epbd, together with details of their procedures for confirming authenticity of a certificate and for making a complaint.

5. Glossary

a) Payback

The payback periods are based on data provided by Good Practice Guides and Carbon Trust energy survey reports and are average figures calculated using a simple payback method. It is assumed that the source data is correct and accurate using up to date information.

The figures have been calculated as an average across a range of buildings and may differ from the actual payback period for the building being assessed. Therefore, it is recommended that each suggested measure be further investigated before reaching any decision on how to improve the energy efficiency of the building.

b) Carbon impact

The High / Medium / Low carbon impact indicators against each recommendation are provided to distinguish, between the suggested recommendations, those that would have most impact on carbon emissions from the building. For automatically generated recommendations, the carbon impact indicators are determined by software, but may have been adjusted by the Energy Assessor based on his / her knowledge of the building. The impact of other recommendations are determined by the assessor.

c) Valid report

A valid report is a report that has been:

- Produced within the past 10 years
- Produced by an Energy Assessor who is accredited to produce Recommendation Reports through a Government Approved Accreditation Scheme
- Lodged on the Register operated by or on behalf of the Secretary of State.