



To Let **High Quality Offices**

Two suites available now 1,290 sq.ft or 1,470 sq.ft

Stanley Harrison House, The Chocolate Works,
Bishopthorpe Road, York YO23 1DE

Harrison

Location

Stanley Harrison House is located to the west side of Bishopthorpe Road approximately 1 mile south of York City Centre. The property is located on the left of the main entrance of the former Terry's chocolate factory and was formerly known as The Time Office. Stanley Harrison House is easily accessible to the A64 which in turn connects to the A1(M) and national motorway networks.

Description

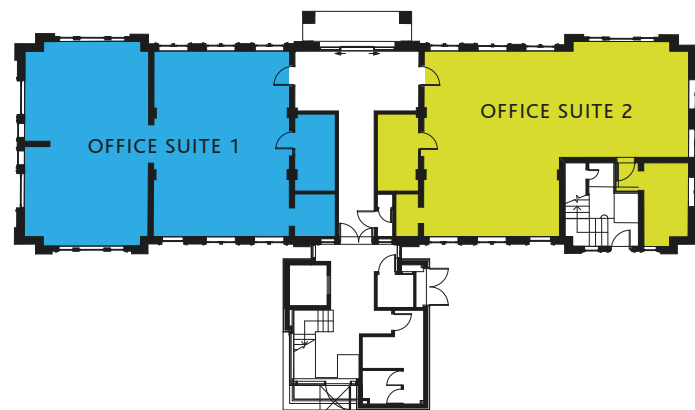
The building has recently been totally refurbished to a very high specification yet maintaining the building's character and providing modern office space. As part of the refurbishment a new circulation core has been constructed to the rear of this listed building and a new lightweight structure developed on the second floor. The emphasis on the refurbishment has been to incorporate energy generating methods and the use of sustainable materials. The design measures have incorporated items such as air source heat pumps, photovoltaic panel technology and solar thermal panels resulting in substantial energy saving costs.

Internally the common parts have been fitted out using very high quality materials and fixtures and fitting such as Villeroy & Boch to the WCs and shower room. Art work has been commissioned by the developer to the ground floor entrance area as well as items that reflect the building's former use such as an antique clocking in/out clock.

Accommodation

The available accommodation is located on the ground floor of the property. We have measured the property in accordance with the RICS Code of Measuring Practice (6th Edition) and calculate the net internal floor areas to be as follows:-

Office Suite 1	136.57 sqm	1,470 sq ft
Office Suite 2	119.84 sqm	1,290 sq ft



Specification

- Feature Entrance Hall/Common Parts
- Male, Female and Disabled WC Facilities
- Shower Room
- Comfort Cooling
- Security Alarm to Each Office Suite
- Electronic access system to Building including intercom facility
- Kitchen facilities to each Office
- Dedicated Car Parking Spaces
- Perimeter Trunking
- Monitored CCTV
- PIR lighting

Lease Terms

The premises are available by way of a new effective full repairing and insuring lease for a term to be agreed.

Rental

For full quoting terms please contact the appointed agent.

Rates

Yet to be assessed.

Service Charge

Service charge information can be obtained from the appointed agent.

VAT

All reference to price, premium or rent is deemed to be exclusive of VAT unless expressly stated otherwise. Any offer or terms quoted will be deemed exclusive of VAT.

Viewing

For a viewing of the premises and further information please contact the appointed agent.

Ian Tulloch
ian@tullochproperty.co.uk

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