



QUARTZ POINT

THE STONEBOW, YORK YO1 7NP

GRADE A OFFICES IN CENTRAL YORK

TO LET

TO LET

GRADE A OFFICES
IN THE HEART OF YORK

from 3,750 sq ft - 9,176 sq ft

READY TO OCCUPY



Quartz Point was constructed in 2010 and provides Grade A office accommodation over three floors. Having recently undergone a comprehensive refurbishment, the ground and first floors are ready to lease.

Situated in the vibrant Fossgate Quarter, Quartz Point is only a short walk from the famous medieval Shambles and within 10 minutes of York Rail Station. The prime retail area of Coney Street and Parliament Street are within a short walk. Stonebow is being revitalised with the development of Hungate and Stonebow House, which are directly opposite and adjacent to Quartz Point.





Raised Metal
Access Flooring



Floor to Ceiling
Windows



Male & Female
WCs



LED Lighting



Combined Heating
& Cooling System



DDA
Compliant



Kitchenette



Suspended
Ceilings



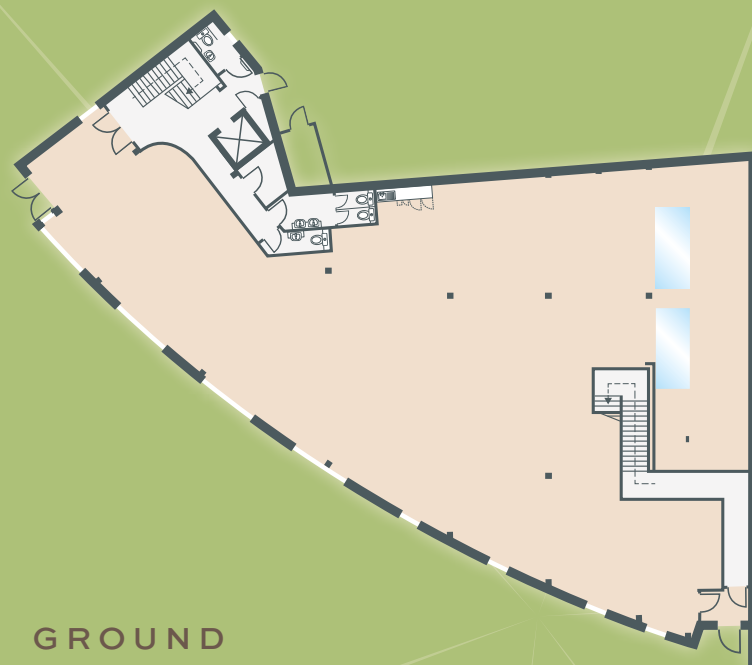
BREEAM
'Good'



8-Person
High Speed
Passenger Lift



EPC
Rating C60



GROUND



FIRST



SECOND - LET

FLOOR	SQ FT	SQ M
Ground	5,426	504.01
First	3,750	348.03
Second - Let	-	-
Total	9,176	852.04

YORK RAIL STATION

YORK MINSTER

MARKS & SPENCER



UNIVERSITY OF ST JOHN RESIDENCE

Q PARKS MSCP

HISCOX INSURANCE

HUNGATE FUTURE PHASES

KINGS POOL

HUNGATE COMPLETED PHASES



■ MICKLEGATE
 ■ RETAIL AREA
 ■ WALMGATE
 ■ ALDWARK
 ■ FOSSGATE

LOCAL OCCUPIERS

- 1 Harland & Co
- 2 Stephenson's Estate Agents
- 3 Halifax
- 4 Barclays Bank

NEARBY AMENITIES

- 5 Cosy Club
- 6 M&S Food-Hall
- 7 Pret
- 8 Marzano Italian Grill
- 9 Trio Café & Bar
- 10 Spring Espresso
- 11 Sainsbury's Local
- 12 Subway
- 13 Caffè Nero
- 14 The York Roast Co.
- 15 Tesco Express
- 16 Wagamama

LOCATION

York is an important and historic principal commercial centre in the north of England with a population of over 175,000. It is widely acknowledged as being one of Europe's most attractive cities, providing the perfect environment in which to live and work. York is able to boast a number of major companies including Nestlé, British Telecom, Norwich Union Life and CPP Group Ltd.

The property is situated on The Stonebow, close to Parliament Street and immediately opposite the Hungate area of the city where an exciting new residential and leisure quarter is being developed. The prime retail pitch of Coney Street/Parliament Street is approximately 400m to the west and the property is within 10 minutes walking distance of York Railway Station.



Terms

The floors are available to let by way of a Full Repairing and Insuring lease basis on a term to be agreed. Further information is available on request.

EPC

The premises have been assessed to have a rating of C60. Energy Performance Certificates are available on request.

VAT

All figures quoted are exclusive of VAT. VAT may be charged at the prevailing rate, your legal advisor should verify.

Viewings

Viewings are by appointment only, please contact the sole agent PPH to book.

Legal Costs

Each party is to be responsible for their own legal costs.

IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991

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