



MOORSIDE

MONKS CROSS YORK

PRESTIGIOUS GRADE A OFFICES TO LET

25,068 SQ FT AVAILABLE
SUITES FROM 3,251 SQ FT



MONKS CROSS YORK **YO32 9LB**



MOORSIDE IS A MODERN BUILDING COMPRISING A TOTAL OF 68,487 SQ FT OF GRADE A OFFICE ACCOMMODATION OVER THREE FLOORS.

MOORSIDE IS SITUATED WITHIN AN ATTRACTIVE LANDSCAPED ENVIRONMENT AND BENEFITS FROM ON-SITE PARKING.





THE BUILDING CAN SATISFY A WIDE RANGE OF SIZE REQUIREMENTS FROM A SINGLE FLOOR TO HALF FLOORS AND FURTHER SUB DIVISIONS OF THE SPACE MAY ALSO BE CONSIDERED.

MONKS CROSS YORK YO32 9LB



PRESTIGIOUS GRADE A OFFICES TO LET 25,068 SQ FT AVAILABLE

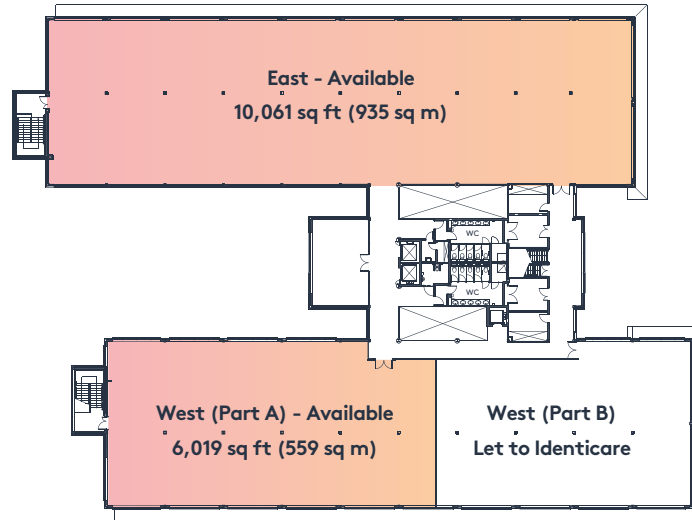
- Air conditioning
- Full access raised floors
- Suspended ceilings
- LG7 lighting
- 2 passengers lifts and 1 goods lift
- Male, female and accessible WCs on all floors
- 2 shower rooms on each floor
- Naturally lit full height atria
- Canteen available
- On-site car parking at a ratio of 1:352 sq ft
- Covered cycle and motorbike storage
- EPC rating C



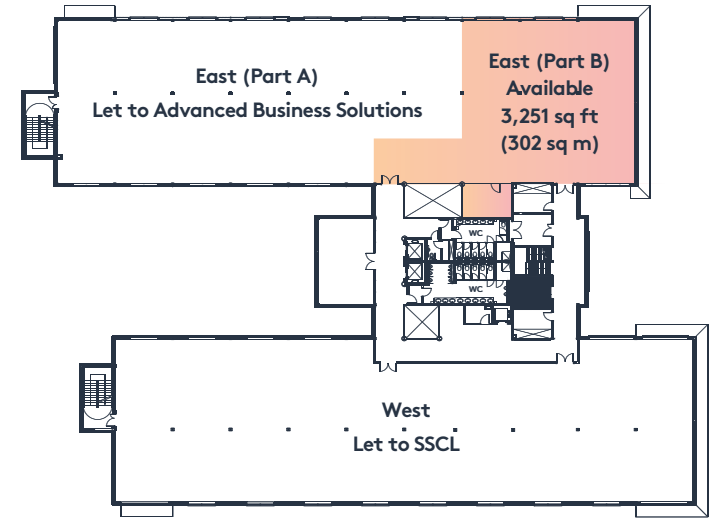
Internal shots show space before recent Aviva re-fit.



SECOND FLOOR PLAN



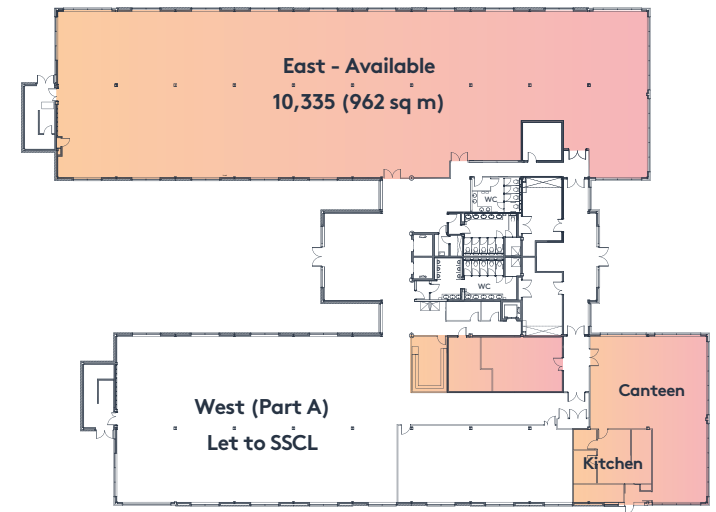
FIRST FLOOR PLAN



AVAILABLE ACCOMMODATION

GROUND FLOOR	EAST	SQ FT	SQM
Offices Available	Full Floor	10,355	962
	WEST		
Offices Let	Part A	Let to SSCL	
Kitchen Canteen		2,430	225
FIRST FLOOR	EAST		
Offices Let	Part A	Let to Advanced Business Solutions	
Offices Available	Part B	3,251	302
	WEST		
Offices Let	All	Let to SSCL	
SECOND FLOOR	EAST		
Offices Available	Full Floor	10,061	935
	WEST		
Offices Available	Part A	6019	559
Offices Let	Part B	Let to Identicare	

GROUND FLOOR PLAN



SUITES FROM
3,251 SQ FT
AVAILABLE

In accordance with the RICS Code of Measuring Practice (6th Edition) the net internal floor areas are approximate.



MOORSIDE IS LOCATED ON MONKS CROSS DRIVE, APPROXIMATELY 2 MILES TO THE NORTH-EAST OF YORK.

Moorside is located on Monks Cross Drive, which forms part of the very successful Monks Cross business, leisure and retail development on the north-east side of York. York is a historic city lying equidistant between London and Edinburgh and is supported by excellent transport and communication links to the whole of the UK.

By road, the motorway routes of the A1, M1 and M62 linking the city to the north, south, east and west are all within 20 minutes' drive via the A64 dual carriageway.

By rail, direct trains run regularly from York station to Leeds (22 minutes), Newcastle (56 minutes), Manchester (1 hour 17 minutes) and London King's Cross (1 hour 54 minutes).

By air, there are four international airports situated within one hour's drive time of the building, being Leeds Bradford International Airport, Doncaster International Airport, Hull International Airport and Durham Tees Valley Airport.

York has a modern and dynamic economy with an international reputation for expertise in bio-sciences, health medicine and bio-renewables, and has experienced continued growth in the rail and transport sectors.

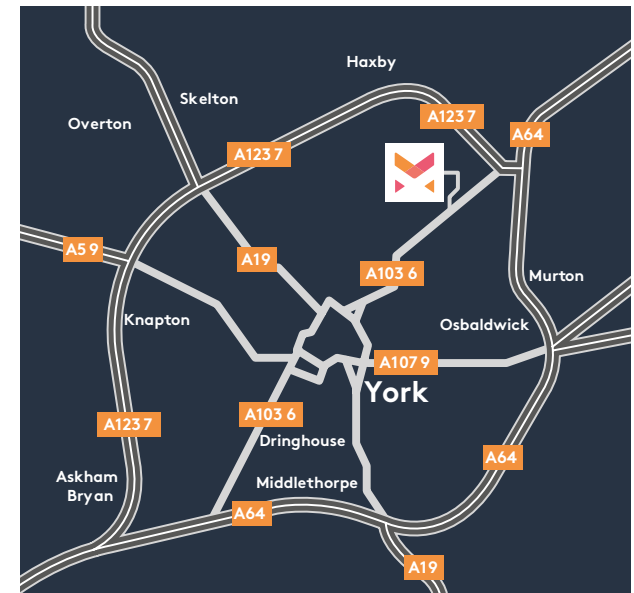
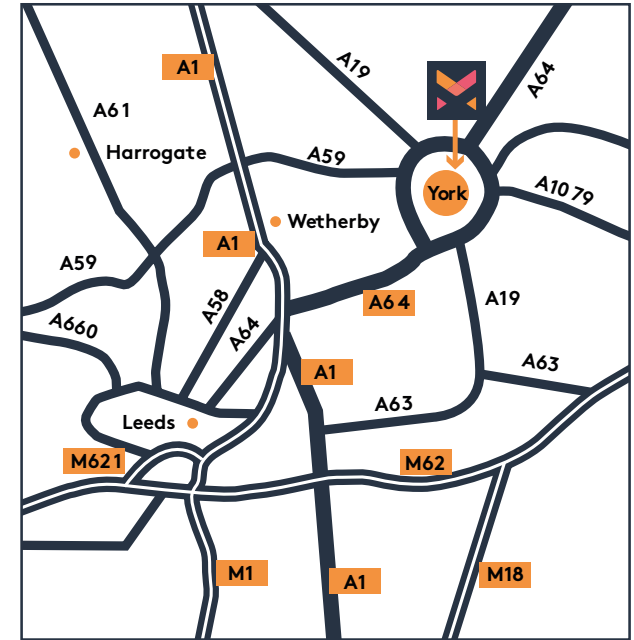
Major occupiers include Aviva, Nestlé, Network Rail, Shepherd Group of Companies and Hiscox Group. York also benefits from a strong educational base, in the form of the University of York and York St John University.



Moorside is located approximately 2 miles north west of York city centre within the thriving business, retail and leisure hub known as Monks Cross.

Numerous high profile business occupiers sit alongside Moorside including the UK headquarters of the Shepherd Group of Companies and Portakabin, Garbutt & Elliot Accounting and Financial Group, Trustmarque Solutions, Tees Esk & Wear Valley NHS Foundation Trust and many others within the micro clusters of Alpha, Triune Court and Arabesque House.

Monks Cross includes two major shopping destinations in Vangarde (M&S and Next) and Monks Cross Retail Park (Primark and TK Maxx/ Homesense) together with the recently completed LNER £40 million community stadium project, home to the York City Football Club and York Knights completed in 2020. Leisure destinations include a new Cineworld & Imax multiscreen, Hollywood Bowl, Puttstars complimented with restaurants Prezzo, Nandos, Estabulos and TFI Fridays to name a few. Food supermarkets are represented by Sainsburys, Asda, M&S and Aldi.



Sat Nav search postcode: YO32 9LB



MOORSIDE

MONKS CROSS YORK



TERMS & RENT

For detailed terms, interested parties should contact the joint agents.

RATEABLE VALUE

We advise that all interested parties should make their own enquiries with the local rating authority on 01904 551140



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