

# STUARTHOUSE

## Location

The development is situated on Hospital Fields Road, approximately one mile from York City centre and just off the A19 Fulford Road. The A19 gives quick access to the A64 outer Ring Road.

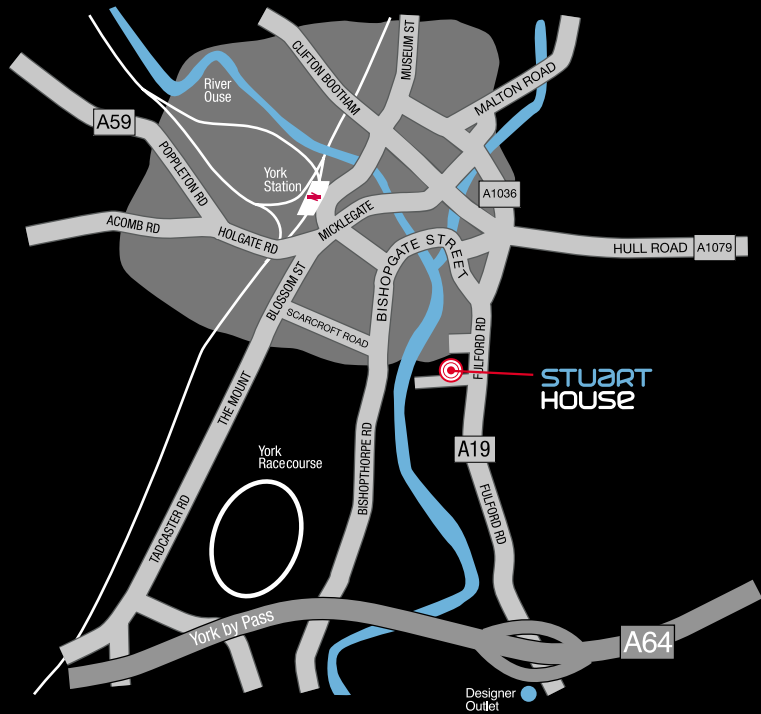
It is within walking distance of the City Centre either via Fulford Road or via a pleasant Riverside walk / cycle way, which can be found at the end of Hospital Fields Road adjacent the Millennium Bridge.

## Rail (From York City station)

Leeds	25 minutes
Newcastle	1 hour
Manchester	1 hour 30 minutes
London Kings Cross	1 hour 45 minutes
Edinburgh	2 hour 30 minutes
Approximate shortest times	

## Demographic Data

York Population 177,000  
Population (45 mins drive time) 1,500,000  
Source: York Economic Development Department



# STUARTHOUSE

**YORK**  
New Quality Offices Near the City Centre

1,136 - 3,466 Sq.M  
(12,231 - 37,317 Sq.Ft)  
For Sale/To Let with generous car parking



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## Architectural Features

The building benefits from a Brise Soleil system providing solar shading to the reception atrium and feature conference rooms, with night-time iGuzzini up-lighting.

Sparkling stainless steel Architectural Mesh is used to striking effect in the creation of an imposing 5 metre high sculpture, providing an opportunity to accommodate tenant's logos. Architectural Mesh is also used in an innovative landscaped area, where former doorways in the historic boundary wall are lit at night and take on the appearance of plasma screens.

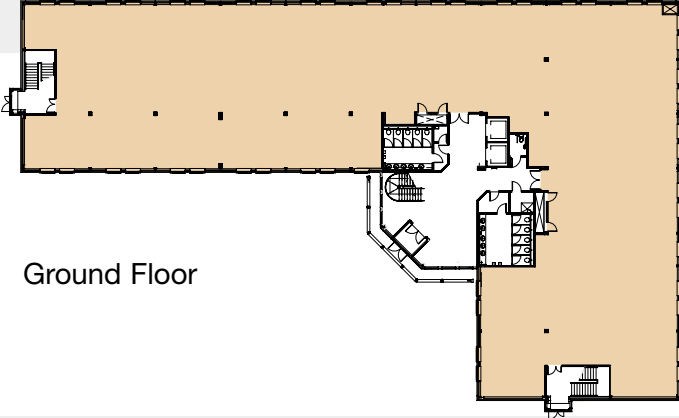
The top floor benefits from views of the York skyline, including the Minster and Racecourse.



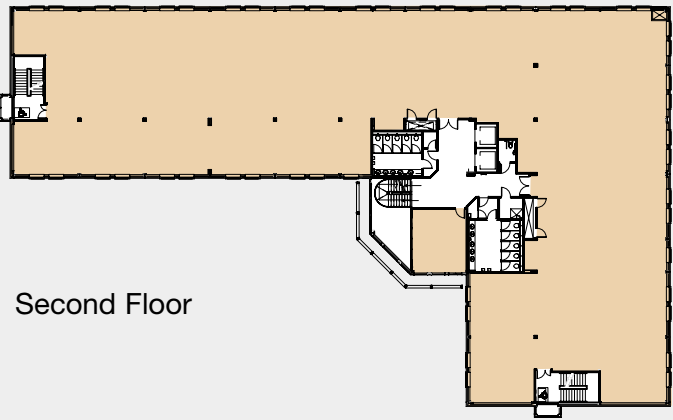
- The largest speculative office development in York
- Feature lighting both internal and external including blue cold cathode
- Shower on each floor
- American medium oak timber flooring to cores
- Fully Disability Discrimination Act compliant
- Full height entrance atrium
- 2 passenger lifts
- Comfort cooled
- 95 Parking spaces and 80 cycle spaces
- Numerous bus routes on Fulford Road including the Red Line Service every 15 minutes from York Station to the Designer Outlet
- Large flexible floorplates with raised access floors

## Schedule of Accommodation

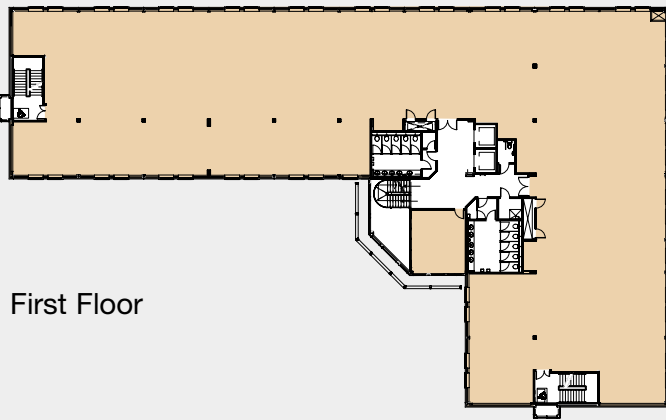
	Sq.Ft	Sq.M
Ground Floor	12,231	1,136
First Floor	12,543	1,165
Second Floor	12,543	1,165
<b>Total</b>	<b>37,317</b>	<b>3,466</b>
Car parking	95 Spaces & 80 Cycle Spaces	



Ground Floor



Second Floor



First Floor