

the edge

NUMEROUS BUS ROUTES ON FULFORD ROAD INCLUDING THE RED LINE SERVICE WHICH RUNS EVERY 15 MINUTES FROM YORK STATION TO THE DESIGNER OUTLET

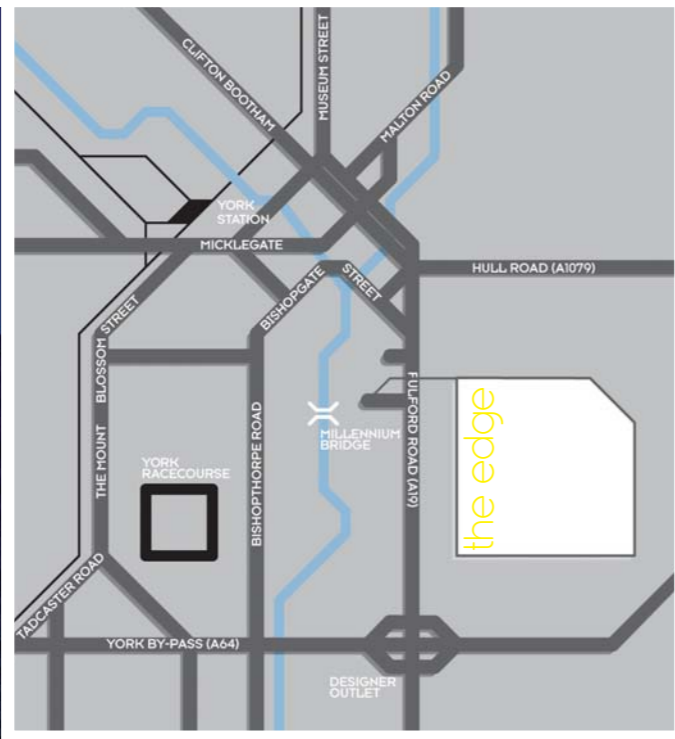
**LOCATION**

THE DEVELOPMENT IS SITUATED ON HOSPITAL FIELDS ROAD, APPROXIMATELY ONE MILE SOUTH OF YORK CITY CENTRE AND JUST OFF THE A19 FULFORD ROAD. THE A19 GIVES QUICK ACCESS TO THE A64 OUTER RING ROAD AT THE DESIGNER OUTLET JUNCTION. CLOSE BY ON HOSPITAL FIELDS ROAD ARE PRESTIGIOUS OFFICES OCCUPIED BY TSYS AND MINSTER LAW.

THE EDGE 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 TO THE MILLENNIUM BRIDGE. ALSO NEARBY ARE A RANGE OF CONVENIENT AMENITIES INCLUDING A SAINSBURY'S LOCAL.

**RAIL (FROM YORK CITY STATION)**  
 LEEDS: 25 MINUTES  
 MANCHESTER: 1 HOUR 30 MINUTES  
 NEWCASTLE: 1 HOUR  
 LONDON KINGS CROSS: 1 HOUR 45 MINUTES  
 EDINBURGH: 2 HOUR 30 MINUTES  
 APPROXIMATE SHORTEST TIMES

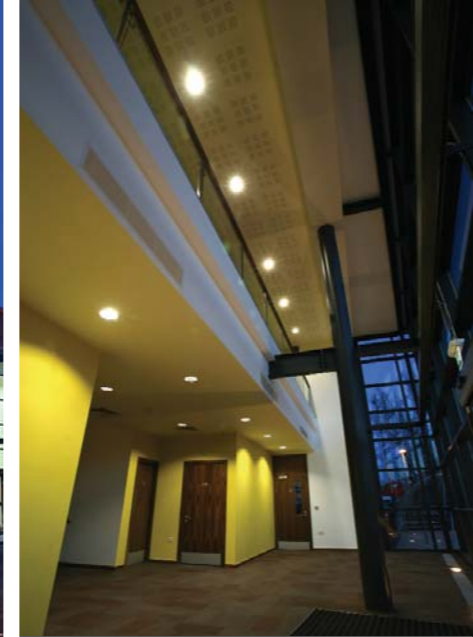
**SAT NAV**  
 23 HOSPITALS ROAD  
 YO10 4DZ



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**YORK:**

CONTEMPORARY TWO STOREY OFFICES SITUATED SOUTH OF CENTRAL YORK, APPROXIMATELY 150 METRES EAST OF THE RIVER OUSE AND RIVERSIDE WALK WHICH PROVIDES EASY PEDESTRIAN/CYCLE ACCESS TO THE CITY.

**FOR SALE/TO LET**

1,351.55 SQ.M.  
 (14,548 SQ.FT. WITH GENEROUS CAR PARKING).



**2009 OPPORTUNITY**  
**A STUNNING AND SPACIOUS BUILDING FINISHED TO THE HIGHEST SPECIFICATION**

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ONE OF THE MOST INNOVATIVE AND DISTINCTIVE OFFICE BUILDINGS EVER CONSTRUCTED IN THE CITY, A PIONEERING CLICKBRICK SYSTEM FROM HOLLAND HAS BEEN USED FOR THE FIRST TIME IN THE UNITED KINGDOM.

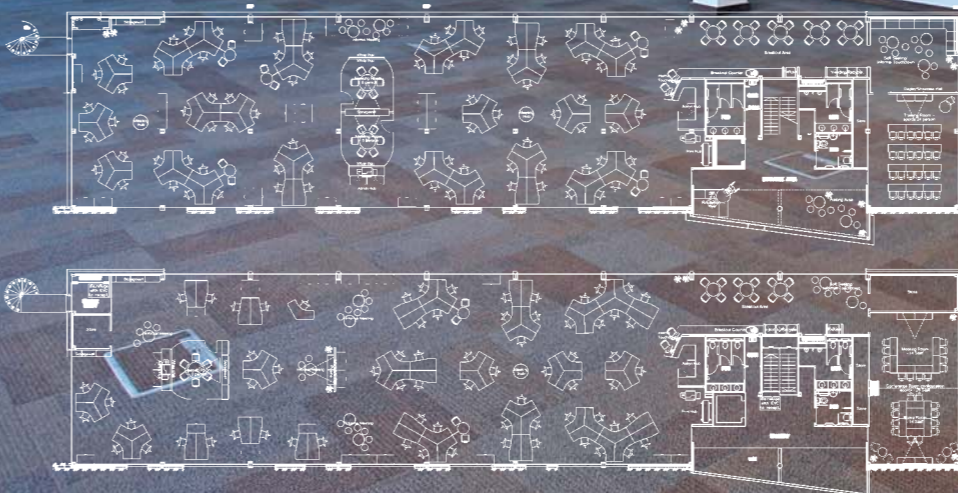
THIS DISTINCTIVE BUILDING HAS BEEN DEVELOPED TO VERY HIGH ARCHITECTURAL STANDARDS AND SPECIFICATIONS, TO PROVIDE A MODERN, FLEXIBLE AND COMFORTABLE WORKING ENVIRONMENT.



THE BUILDING FEATURES;

- INTERNAL FEATURE LIGHTING
- SHOWER FACILITIES ON BOTH FLOORS
- 34 PARKING SPACES AND 25 CYCLE SPACES
- METAL RAISED ACCESS FLOORS THROUGHOUT
- FULLY DISABILITY DISCRIMINATION ACT COMPLIANT
- BREEAM ENVIRONMENTAL ASSESSMENT OF 'VERY GOOD'
- A MORTARLESS 'CLICKBRICK' SYSTEM (BY DAAS BAKSTEEN) THE FIRST IN THE UK
- RELATIVELY SHALLOW OFFICE FLOORPLATES WITH GOOD FLOOR TO CEILING HEIGHT
- COMFORT COOLED THROUGHOUT WITH OPENING WINDOWS FOR NATURAL VENTILATION
- A DOUBLE-HEIGHT GLAZED PROJECTING ATRIUM TO FORM, AND CLEARLY INDICATE THE ENTRANCE
- THE CAR PARK FEATURES A 'SUDS' SYSTEM (SUSTAINABLE URBAN DRAINAGE SYSTEM) IN WHICH ALL SURFACE RAINWATER IS ALLOWED TO SEEP INTO THE GROUND THROUGH A SERIES OF FILTER COURSES

THIS STATE-OF-THE-ART DEVELOPMENT, DESIGNED BY STURGEON NORTH, CONSISTS OF A TWO-STOREY COMFORT COOLED OFFICE BUILDING WITH PARKING FOR 34 CARS AND 25 CYCLES IN A SECURE LANDSCAPED SETTING.



SCHEDULE OF ACCOMMODATION	SQ.FT	SQ.M
GROUND FLOOR*	7,270	675.40
FIRST FLOOR*	7,278	676.14
TOTAL	14,548	1351.55

\*NET INTERNAL AREA  
 CAR PARKING: 34 CAR PARKING SPACES  
 CYCLE PARKING: 25 COVERED CYCLE SPACES

