

NEW HIGH QUALITY OFFICES NEAR THE CITY CENTRE

STUART  
~HOUSE~

FULFORD ROAD • YORK

12,065 SQ FT – 36,815 SQ FT  
(1,120 SQ M – 3,420 SQ M)

NEW HIGH QUALITY OFFICES NEAR YORK CITY CENTRE



THE DEVELOPMENT CONSISTS OF A THREE-STOREY COMFORT COOLED OFFICE,  
TOGETHER WITH CAR PARKING IN A SECURE LANDSCAPED SETTING

- 95 CAR PARKING SPACES • COMFORT COOLED • FULL ACCESSED RAISED FLOOR • 2 PASSENGER LIFTS • FULL HEIGHT ENTRANCE LOBBY



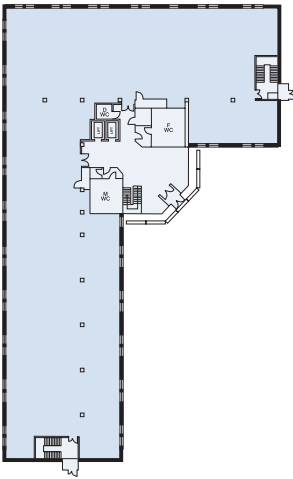
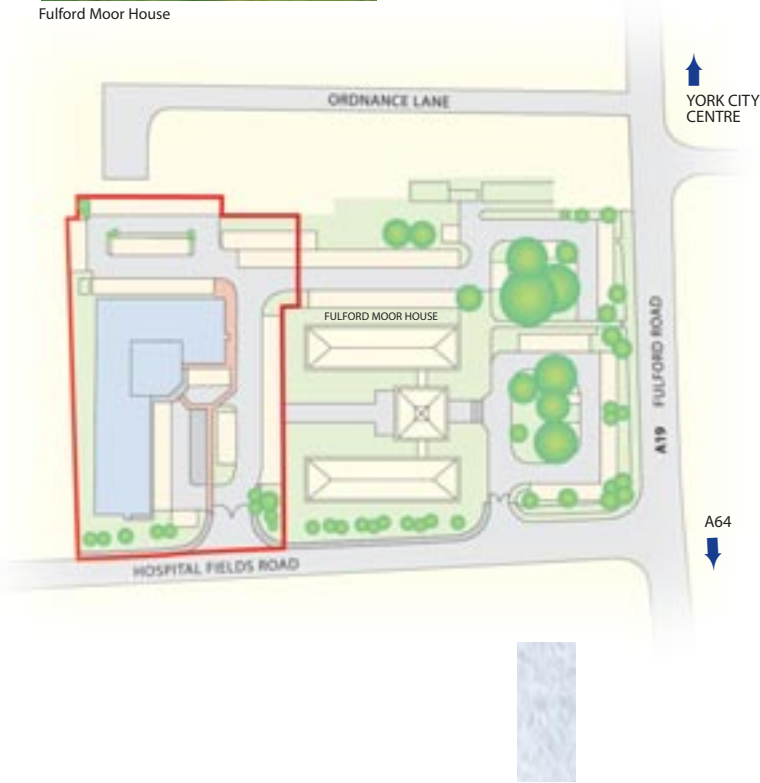
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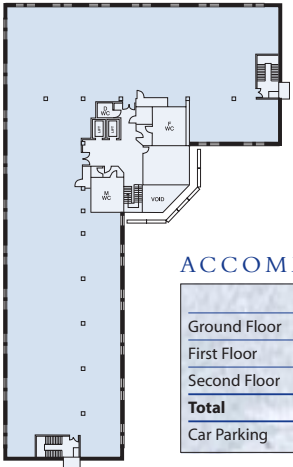
Fulford Moor House

#### SITUATION

The development is situated adjacent Fulford Moor House, an award-winning development. The location gives easy access to the City Centre and also to the River Ouse and the new Millennium Bridge. The location is densely populated giving a ready local labour force.



Ground Floor Plan



Typical Upper Floor Plan

#### ACCOMMODATION

	sq ft	m <sup>2</sup>
Ground Floor	12,065	1,120
First Floor	12,375	1,150
Second Floor	12,375	1,150
<b>Total</b>	<b>36,815</b>	<b>3,420</b>
Car Parking	95 Spaces	



## LOCATION

The development is situated on Hospital Fields Road, approximately 1 mile from York City Centre and just off the A19 Fulford Road. The A19 gives quick access to the A64 outer Ring Road.

## RAIL (FROM YORK CITY STATION)

Leeds	25 minutes
Manchester	1 hour 30 minutes
Newcastle	1 hour
Middlesbrough (direct link)	1 hour
Kings Cross	1 hour 45 minutes

(APPROX SHORTEST TIMES)

## YORK POPULATION

177,000

POPULATION - 45 mins drive time

1,500,000

Source: York Economic Development Department



A DEVELOPMENT BY



Shepherd Developments

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