



Clifton Park

YORK'S PRINCIPAL BUSINESS PARK



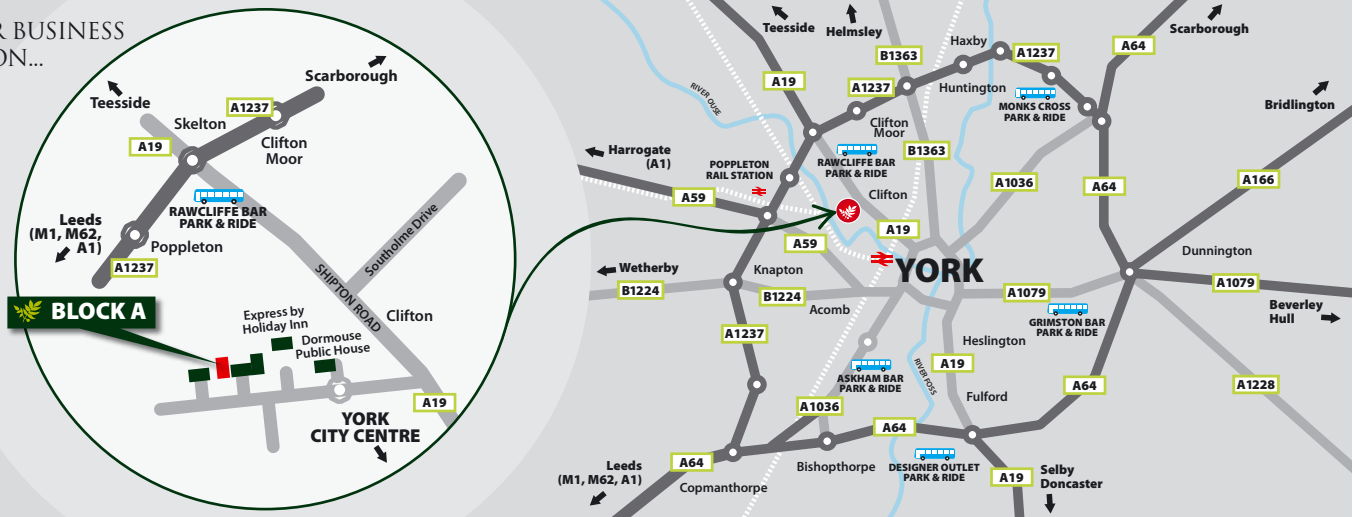
HIGH QUALITY MODERN OFFICES
Ground Floor Block A Clifton Park, York, YO30 5PB

1,280 - 3,582 sq ft
up to 20 car parking spaces



FANTASTIC OPPORTUNITY TO ACQUIRE **GRADE A** OFFICE ACCOMMODATION SITUATED IN **LANDSCAPED** GROUNDS CLOSE TO THE VIBRANT CENTRE OF YORK

PREMIER BUSINESS LOCATION...



LOCATION

Block A, Clifton Park is well located on the east side of Shipton Road (A19) approximately 2 miles from York city centre. The property is close to the A1237 which links to the A59 and also provides easy connection to the A1(M).

DESCRIPTION

Block A is a modern office building with an attractive light brick façade and slated pitched roof within an attractive mature landscaped setting.

Other occupiers at Clifton Park include Balfour Beatty, Signalling Solutions, TICS and Cellhire plc. There is also a pub and Express by Holiday Inn at the entrance to the business park.

ACCOMMODATION

We have measured the premises in accordance with The Royal Institution of Chartered Surveyors Code of Measuring Practice (6th Edition) and calculate the net floor area as:

Ground floor 3,582 sq ft (332.8 sq m).

Attractive office suites available from 1,280 sq ft (118.9 sq m) up to 3,582 sq ft (332.8 sq m)

SPECIFICATION

- Attractive Entrance Hall
- Male, Female and Disabled WC Facilities
- Comfort Cooling
- Raised Floors
- Carpeting
- Kitchenette
- Up to 20 Car Parking Spaces

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LEASE

A new effective full repairing and insuring lease for a term by arrangement.

RENT

Upon Application

RATES

According to the Valuation Office Agency website the adopted Rateable Value is £52,000 from 1st April 2010. The provisional multiplier for 2010/2011 is 41.4p.

SERVICE CHARGE

Upon Application

VAT

All reference to price, premium or rent are deemed to be exclusive of VAT unless expressly stated otherwise. Any offer received will be deemed exclusive of VAT.

VIEWING

For viewing and further information please contact the joint agents.



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