



Clifton Park

YORK'S PRINCIPAL BUSINESS PARK



HIGH QUALITY MODERN OFFICES

Block C, Clifton Park, York, YO30 5PB

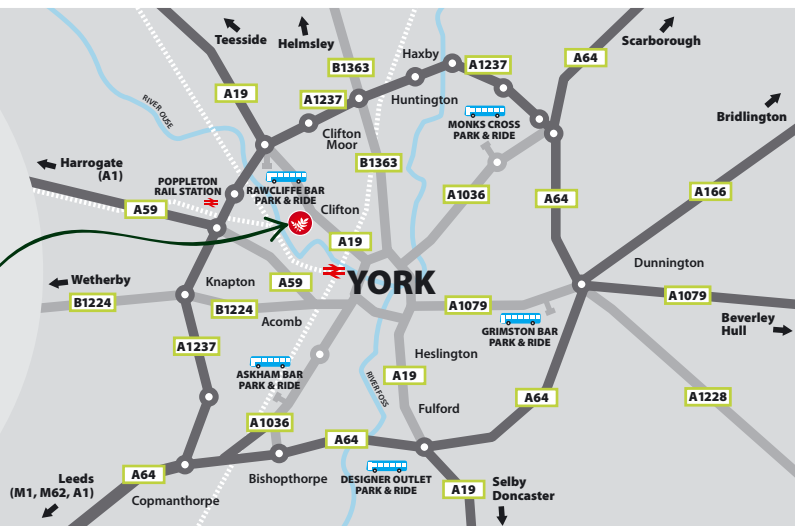
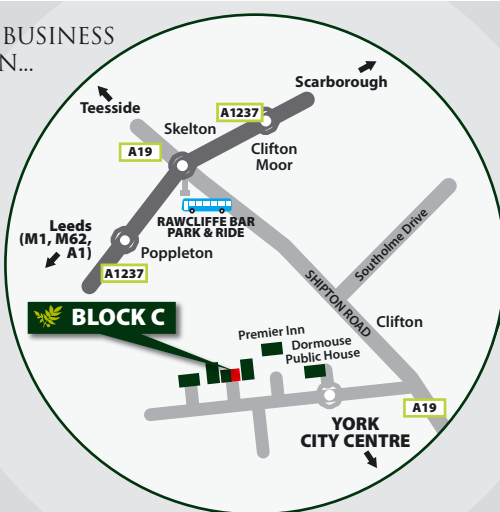
2,771 - 9,072 sq ft

up to 40 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 C, Clifton Park is well located on the west 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 C is a modern office building with an attractive light brick façade and slated pitched roof within the impressive mature landscaped setting.

Other occupiers at Clifton Park include NFU Mutual, Balfour Beatty, Signalling Solutions and Cellhire plc. There is also a pub/restaurant and Premier 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 areas as:

	M ²	SQ FT
2nd Floor	280.93	3,024
1st Floor	280.28	3,017
Ground Floor	257.43	2,771
Grd Floor Reception	24.15	260
	842.79	9,072

Available from 2,771 sq ft (257.43 m²) up to 9,072 sq ft (842.79 m²)

LEASE

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

RENT

Upon Application.

SPECIFICATION

- Attractive Entrance Hall
- Male, Female and Disabled WC Facilities
- Comfort Cooling
- Raised Floors
- Carpeting
- Kitchen Facilities
- Up to 40 Car Parking Spaces

RATES

According to the Valuation Office Agency website the property has an adopted Rateable Value of £120,000.

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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