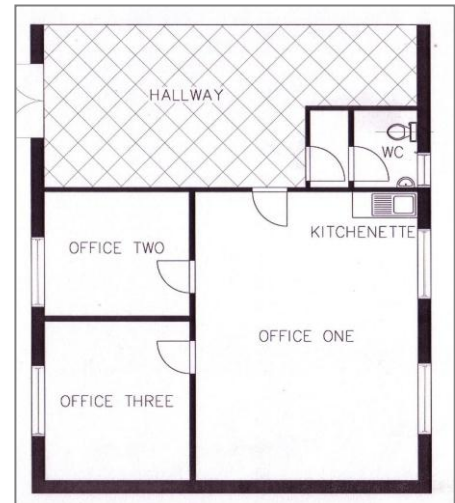


Galloway House  
Lysander Court  
**CLIFTON MOOR**  
York  
YO30 4XB



**UPGRADED OFFICES AVAILABLE TO LET**

61.34 sq.m. (660 sq.ft.)

On-site parking

MCBEATH PROPERTY CONSULTANCY LIMITED

CHARTERED SURVEYORS, AGENTS, VALUERS, DEVELOPMENT CONSULTANTS  
PROPERTY AND LAND SALES, LETTINGS, ACQUISITIONS, APPRAISALS, RENT REVIEWS

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REGISTERED IN ENGLAND NO. 5491610

**MPC**

### LOCATION

The property is situated within the Lysander Close office park development at Clifton Moor, York's leading out of town business and retail area.

The subject premises are situated on the ground floor of Galloway House.

### DESCRIPTION

The property comprises a ground floor suite of offices, laid out to provide an open plan area with two individual managers' offices. The property will benefit from new kitchen and w.c. facilities.

The premises have recently been upgraded and provide good quality accommodation.

The property has fluorescent strip lighting and wall-mounted electric night storage heating.

### FLOOR AREA (NIA)

The property provides a net internal floor area of approximately 61.34 sq. metres (660 sq.ft.).

### SERVICES

The property is connected for mains electricity, water and drainage.

### EXTERNALLY

The property benefits from a shared parking area, which offers a good level of parking facilities.

### LEASE TERMS

The property is available by assignment or on a new sub-lease, which will be made on effective full repairing and insuring terms at a rental of £6,800 per annum.

### RATEABLE VALUE

The property has a current Rateable Value of £6,500, subject to the uniform business rate in the pound.

### SERVICE CHARGE

The Tenant will be responsible for a service charge which is currently £678.75 per quarter.

### VAT

The price will be subject to VAT at the applicable rate.

### VIEWING

Viewings are by prior appointment with the sole agents McBeath Property Consultancy 01904 692929 or 07725 416002

Subject to Contract – October 2010

#### IMPORTANT NOTICE

McBeath Property Consultancy Ltd, their clients and any joint agents give notice that:

They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and McBeath Property Consultancy Ltd have not tested any services, equipment or facilities.

Purchasers must satisfy themselves by inspection or otherwise.