

Unit 5 Pioneer Business Park, Clifton Moor, YORK YO30 4TN

Clifton Moor – YORK

MODERN OFFICE BUILDING



Ground Floor Area – 119.42 sq m (1285 sq ft) approx.  
First Floor Area – 124.16 sq m (1336 sq ft) approx.

- Established and popular business location
- Close to Clifton Moors extensive retail and leisure facilities
- Excellent road access to Ring Road and regional network
- Self contained detached building
- Plentiful private on site parking

**T O L E T**

MCBEATH PROPERTY CONSULTANCY LIMITED

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

2 CLIFTON MOOR BUSINESS VILLAGE, JAMES NICOLSON LINK, YORK, YO30 4XG  
TEL 01904 692 929 FAX 01904 690 488 WEB [mcbeathproperty.co.uk](http://mcbeathproperty.co.uk)

REGISTERED IN ENGLAND No. 5491610

**MPC**

## LOCATION

The property is situated on Pioneer Business Park within the office quarter of Clifton Moor, York's main out of town retail and commercial area. There are extensive retail and leisure facilities within walking distance. Clifton Moor is immediately accessible to the York ring road and there are park and ride facilities nearby.

Pioneer Business Park is a popular and well established office development of 7 detached units.

## DESCRIPTION

The property comprises an excellent detached 2 storey office building with 2 self contained office floors.

The building has an atrium style entrance area with office areas laid out over both floors comprising both open plan and individual office space. There is a secure entry phone system and the premises are alarmed.

Internally the suites have perimeter trunking.

The offices benefit from kitchen facilities and both male and female W.C.s.

## FLOOR AREA (NIA)

Ground Floor	119.42 sq m (1285 sq ft) approx
First Floor	124.16 sq m (1336 sq ft) approx

## EXTERNALLY

The property benefits from 12 designated car spaces which is significantly in excess of current Local Authority guidelines.

## SERVICES

We are advised that the property is connected for all mains services and includes a gas fired central heating system which is shared by both floors.

## LEASE

The property is to be made available on a new full repairing and insuring lease for a period of years to be discussed

## RENTAL

Rental offers equating to £11 per sq ft are invited

## RATEABLE VALUE

We have made enquiries via the Valuation Office web site from which we believe the property has the following rateable value.

Ground floor £30,750 (subject to the business rate on the pound)

### **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.

## VAT

We believe that VAT at the applicable rate will be charged on the sale.

## VIEWING

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

[andrew@mcbeathproperty.co.uk](mailto:andrew@mcbeathproperty.co.uk) Subject to Contract – November 2011



The plans are for identification purposes only

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