

EVOLUTION HOUSE

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

Clifton Moor – YORK

REFURBISHED OFFICE BUILDING



Ground Floor Area – 128 sq m (1380 sq ft) approx.

First Floor Area – 134 sq m (1440 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
- Excellent refurbished accommodation

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

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

Evolution House is a fully modernised detached office building which includes numerous energy saving fittings; a new state-of-the-art air source heat pump air conditioning system; new toilets (4 toilets on the ground floor inc. DDA compliant toilet and 4 first floor toilets with a fitted shower), new kitchens with integrated dishwasher and microwave oven, occupancy sensor low energy lighting, 3 compartment perimeter trunking for power, data and telephony; new burglar and fire alarm systems, ground floor window security shutters. There is a private car park with space for 12+ cars and automatic LED car park floodlights.

FLOOR AREA (NIA)

Ground Floor	128 sq m (1380 sq ft) approx
First Floor	134 sq m (1440 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 £11.50 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.

£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.

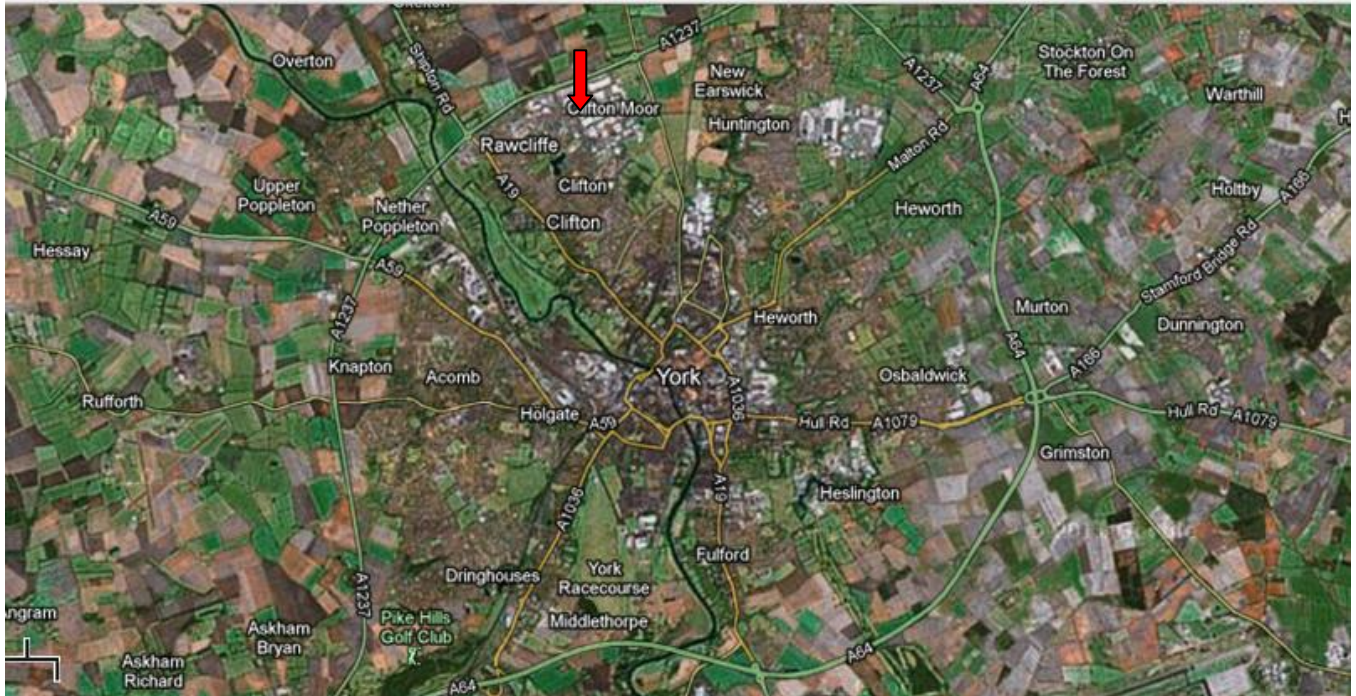
VAT

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

VIEWING

Viewings are by prior appointment with Andrew McBeath of McBeath Property Consultancy 01904 692929 or 07725 416002

andrew@mcbeathproperty.co.uk Subject to Contract – November 2013



The plans are for identification purposes only

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

REGISTERED IN ENGLAND No. 5491610

MPC



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.