

**2 Marsden Park
CLIFTON MOOR
York
YO30 4WX**



OFFICE BUILDING

FOR SALE

111.5 sq.m. (1200 sq.ft.) approx

- **Established out of town office location**
- **Close to shopping and leisure facilities**
- **Good road access**
- **Self contained office building**
- **Good on-site parking provision**

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

M|P|C

LOCATION

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

The subject premises are situated close to the entrance to the complex

Clifton Moor is an extensive area 3 miles to the north of York city centre comprising a bustling mix of commercial, retail and leisure uses. The area is served by a number of roads that link to the city centre and other areas of the City and lies adjacent to the A1237 North York Ring Road which provides connections to the regional road and motorway network.

DESCRIPTION

The property comprises a 2-storey office building which is laid out internally to provide an entrance reception with open plan rooms at ground floor level. Upstairs the offices are currently partitioned to provide 4 separate offices and a server room and store. There is also an attic with ladder access which has been used for storage.

Externally there are 5 parking spaces to the front of the property and in a separate parking area with shared use of a visitors space. There is on street parking available also.

The property benefits from ladies and gents W.C.s and a fitted kitchen. The property has diffused VDU lighting and wall-mounted electric night storage heating.

FLOOR AREA (NIA)

The property provides a net internal floor area of approximately 111.5 sq. metres (1200 sq.ft.).

SERVICES

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

ASKING PRICE

£150,000

Consideration will be given to offering a lease on the property. Please contact the agents for rental and lease information.

RATEABLE VALUE

The property has a current Rateable Value of £13,000, subject to the uniform business rate in the pound.

SERVICE CHARGE

The Tenant will pay a service charge which we are advised is £745.77 for the current year.

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 or andrew@mcbeathproperty.co.uk. Subject to Contract – October 2011

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.



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