

**Devonshire Court
Clifton
YORK
YO30 5PQ**



MODERN BUILT OFFICE BUILDINGS
From 356 sq ft to 1,373 sq.ft. approx.
Subject to availability

TO LET

- **Self contained office buildings**
- **Established out of town office location**
- **Close to shopping and leisure facilities**
- **Good road access**
- **Close to bus routes**
- **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 Green Lane Business Estate to the north of York City centre. Green Lane connects the A19 Shipton Road with nearby Clifton Moor one of the Northern regions most comprehensive areas of mixed use development.

The subject premises is an end unit of a terrace of similar units.

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 recently constructed 3-storey office building which is laid out internally to provide an entrance hall that leads to a ground floor open plan office with recessed kitchenette.

A staircase then leads to attractive open plan offices at first and second floor level.

Externally there is a good sized car park that provides 6 designated car spaces with shared use of visitors parking.

The property benefits from W.C.s, and a fitted kitchenette. The property has diffused VDU lighting and wall-mounted electric heating.

FLOOR AREA (NIA)

Each building provides the following approximate net internal floor areas;

Ground Floor	494 sq ft (45.88 sqm)
First Floor	523 sq ft (48.59 sqm)
Second Floor	356 sq ft (33.10 sqm)

Total 1,373 sq ft (127.6 sqm)

Please contact us for current availability

SERVICES

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

PRICING

The offices are available at an asking rent of £12.50 per sq ft per annum.

Incentivised rental packages are available by negotiation. We can offer individual floors on separate terms.

RATEABLE VALUE

Interested parties should make their own enquiries in this regard (City of York Council 01904 613161)

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.

SERVICE CHARGE

The Landlord will reserve the right to implement a service charge.

VAT

The rent is not subject to VAT.

EPC

Available on request.

VIEWING

Viewings are by prior appointment with McBeath Property Consultancy

07725 416002 or 01904 692929 or andrew@mcbeathproperty.co.uk. Subject to Contract – 080817

Or Joint agents Simon Chadwick 01904 780080



Indicative interior photos

MCBEATH PROPERTY CONSULTANCY LIMITED

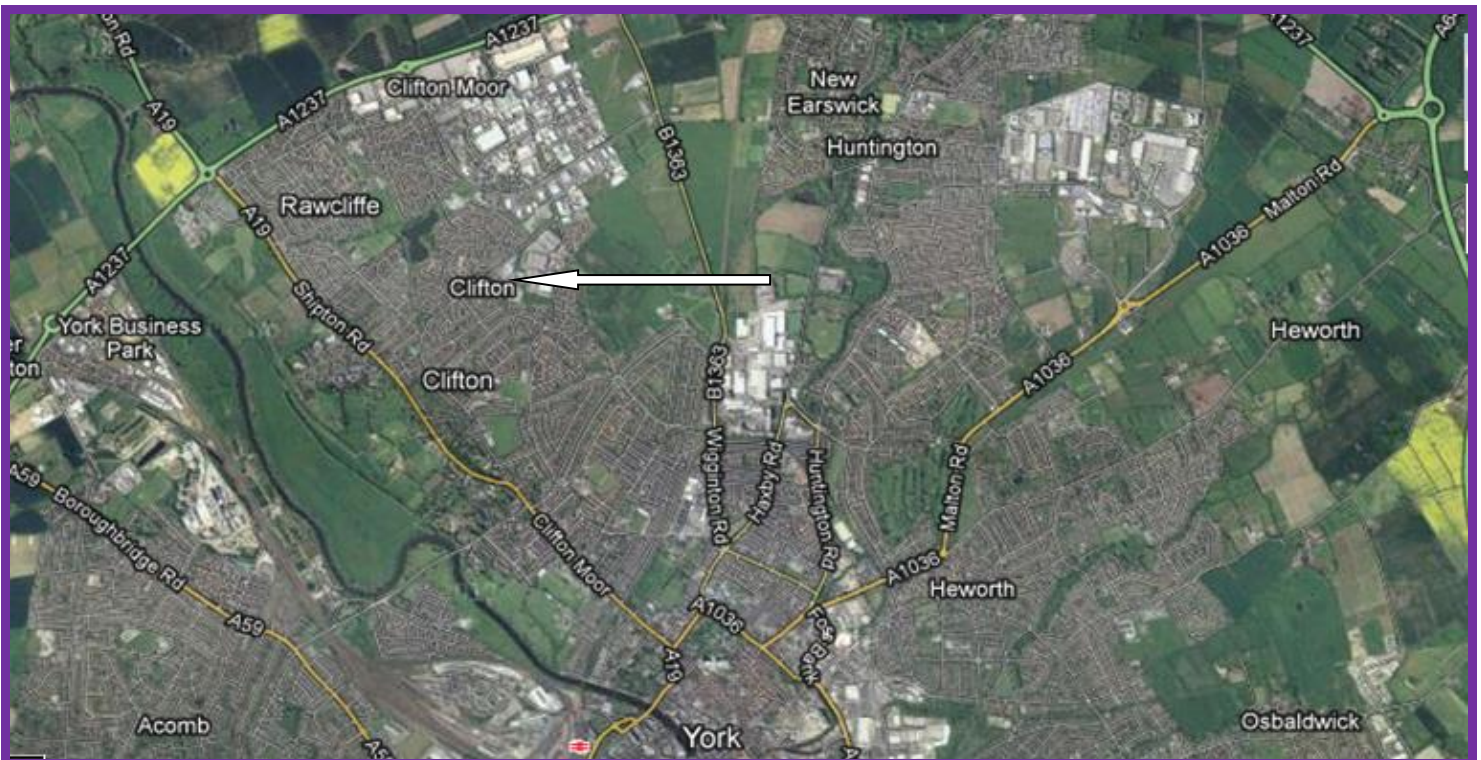
CHARTERED SURVEYORS, AGENTS, VALUERS, DEVELOPMENT CONSULTANTS
PROPERTY AND LAND SALES, LETTINGS, ACQUISITIONS, APPRAISALS, RENT REVIEWS

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





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.