

I Audax Close, Clifton Moor,
YORK YO30 4RB

MODERN OFFICE BUILDING



- 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 semi-detached building
- On site parking
- Open plan layout with security shutters to ground floor.

153.84 sq m (1,656 sq ft)

TO LET

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 one property on an eight unit development on Audax Close, Clifton Moor, York approximately 3 miles north of the city centre.

Clifton Moor is an extensive area 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.

The main shopping and recreational facilities of Clifton Moor are within easy walking distance. The area benefits from good public transport connections and a wide range of good local services. The extensive retail, leisure and service amenities of York City Centre, Monks Cross and the wider York area being readily accessible.

DESCRIPTION

The subject property comprises a purpose built 2 storey semi-detached office building. The building is of cavity brick construction with a hipped even pitched composite tiled roof.

Internally the property is laid out to provide an entrance lobby with DDA compliant WC. A door leads to an open plan office with carpeted raised access floors, a fitted kitchenette and store cupboard. From the hallway a staircase leads to the landing which has a store cupboard and further WC and then leads to the open plan office accommodation

Generally the office has a good quality fit out with a number of features including;

- Raised access flooring
- Aluminium framed double glazing
- Gas central heating
- Suspended ceilings with VDU lighting
- Security shutters to the ground floor entrance door and windows

Externally there are 4 car parking spaces with on street parking also available nearby.

FLOOR AREA (NIA)

Ground Floor	76.48 sq m (823 sq ft) approx
First Floor	77.00 sq m (833 sq ft) approx

TOTAL	153.48 sq m (1,656 sq ft) approx.
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SERVICES

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

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

A service charge is levied to cover common site expenditure.

LEASE TERMS

The property is available to let on a new effective FRI lease at an asking rental of £19,750 per annum. Please contact the agents for further information relating to lease term and rental incentive packages (subject to lease terms and tenant covenant).

RATEABLE VALUE

We have made enquiries via the Valuation Office web site from which we believe the property has the assessment below;

£16,750 (2017 valuation subject to the business rate on the pound)

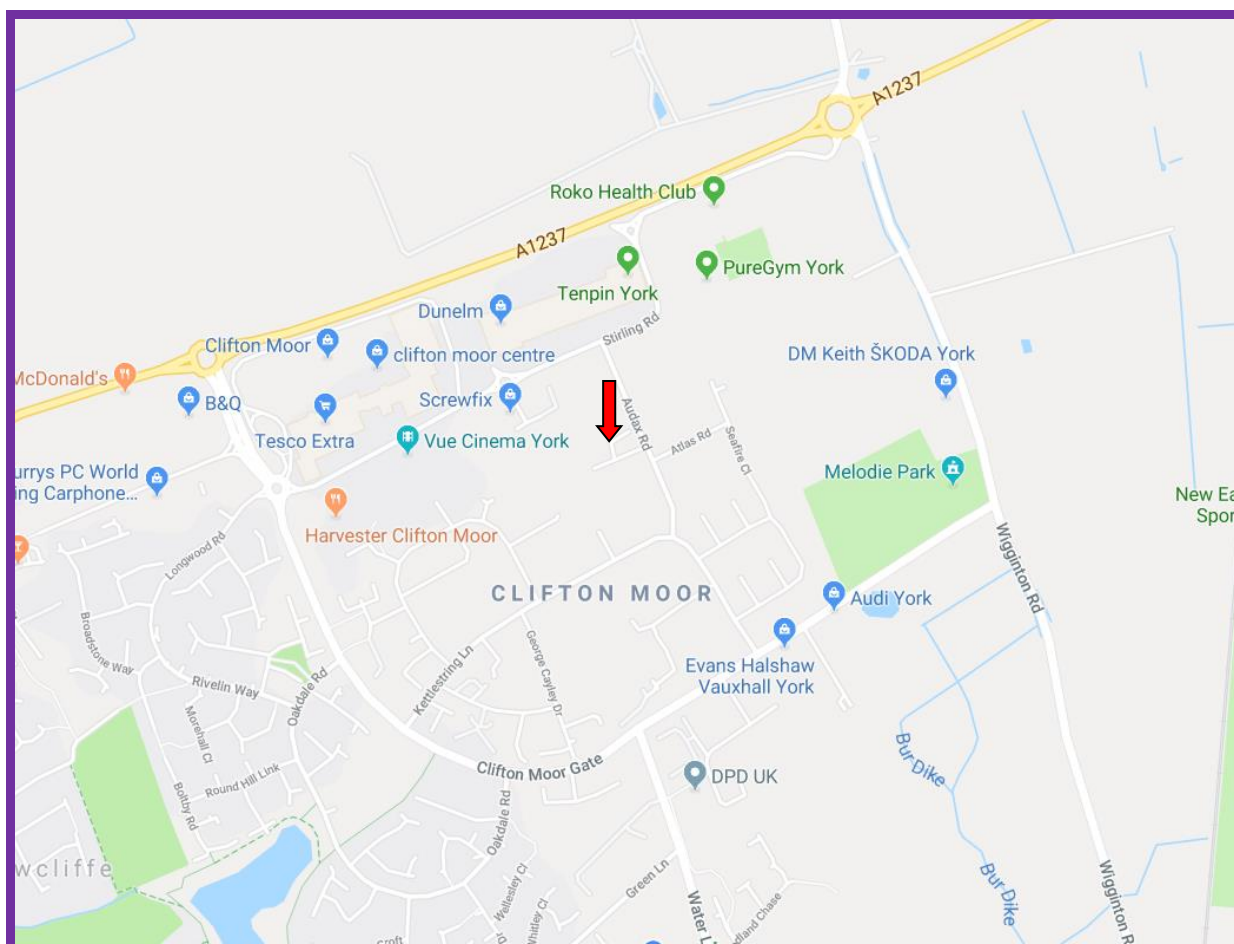
VAT

We believe that VAT at the applicable rate will be charged on the rent and service charge.

VIEWING

Viewings are by prior appointment with the sole agents McBeath Property Consultancy 01904 692929 or 07725 416002 email: andrew@mcbeathproperty.co.uk

Subject to Contract – 050819



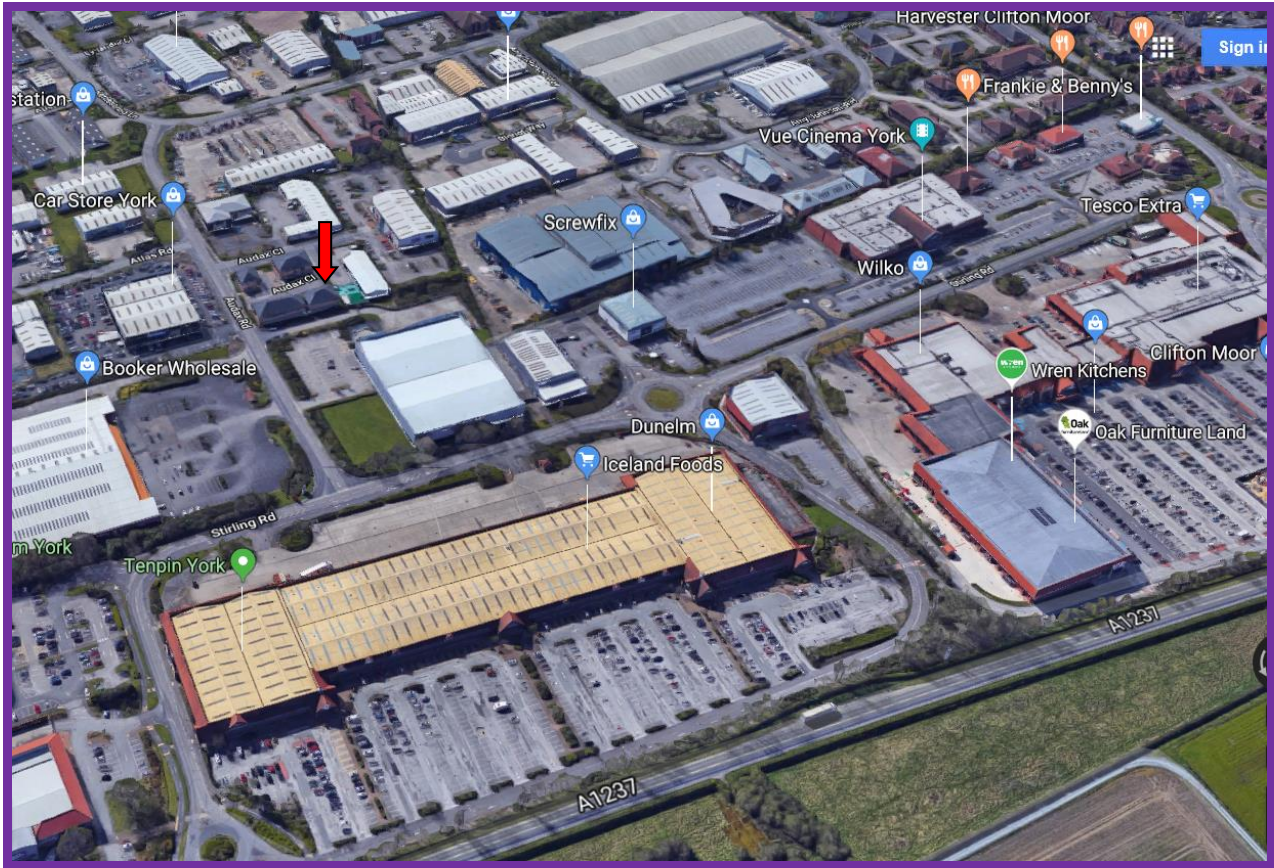
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The plans are for identification purposes only



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Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

◀ 51

This is how energy efficient the building is.

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

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