

**Consort House, Clifton Moor,**  
**YORK YO30 4GP**

MODERN REFURBISHED OFFICES



- Established and popular business location
- Close to Clifton Moors extensive retail and leisure facilities
- Excellent road access to Ring Road and regional network
- Ground and first floor accommodation plus attic stores
- Plentiful on site parking
- Excellent features including air conditioning and storage

415.64 – 940.80 sq m

**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](http://mcbeathproperty.co.uk)

REGISTERED IN ENGLAND No. 5491610

**MPC**

## LOCATION

The property occupies a spacious shared site set back from Amy Johnson Way, Clifton Moor, York approximately 3 miles north of the city centre.

Clifton Moor is an extensive area comprising a bustling mix of commercial, retail, residential 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 leisure facilities of Clifton Moor are within easy walking distance. The area benefits from good public transport connections and a wide range of good local amenities with 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 office building (plus attic storage). The building is of cavity brick construction with a hipped even pitched composite pantiled roof .

The property is accessed from a separate ground floor entrance. Internally the ground floor is currently an open plan shell most recently used for car parking, The owner has commissioned a programme of works to complete the building to a high quality lettable standard. The owner is happy to consider any bespoke fit out requirements.

The first floor is laid out to provide an open plan office facility with partitioned meeting rooms and managers office. This floor is to be upgraded with redecoration and new carpets.

There are a range of internal office features including central heating, air conditioning and standard office fitments such as suspended ceilings with integral lighting and under floor trunking.

Both floors are accessed from an airy and light reception atrium area. Currently there are shared kitchen/canteen, shower and WC facilities. The owner is prepared to install separate facilities in this regard subject to terms.

The property is connected for electricity, water, drainage and gas fired central heating

Externally there is a good level of parking to the front of the building.

## FLOOR AREA (NIA) approx..

Ground Floor	First Floor	Second Floor	<b>TOTAL sq m (sq ft)</b>
415.64	470.08	55.08	<b>940.80 (10,123)</b>

### **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.

## EXTERNALLY

The property benefits from private designated car parking

## SERVICES

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

## LEASE TERMS

The offices are available for let as a whole or floor by floor on a new effective FRI lease at the asking rentals set out below;

The asking rental for the property with the benefit of office completion works on the ground floor is £14.25 per sq ft.

Consideration may be given to the sale of the property.

## RATEABLE VALUE

The property is to be separately assessed. Please contact the agents for an estimate.

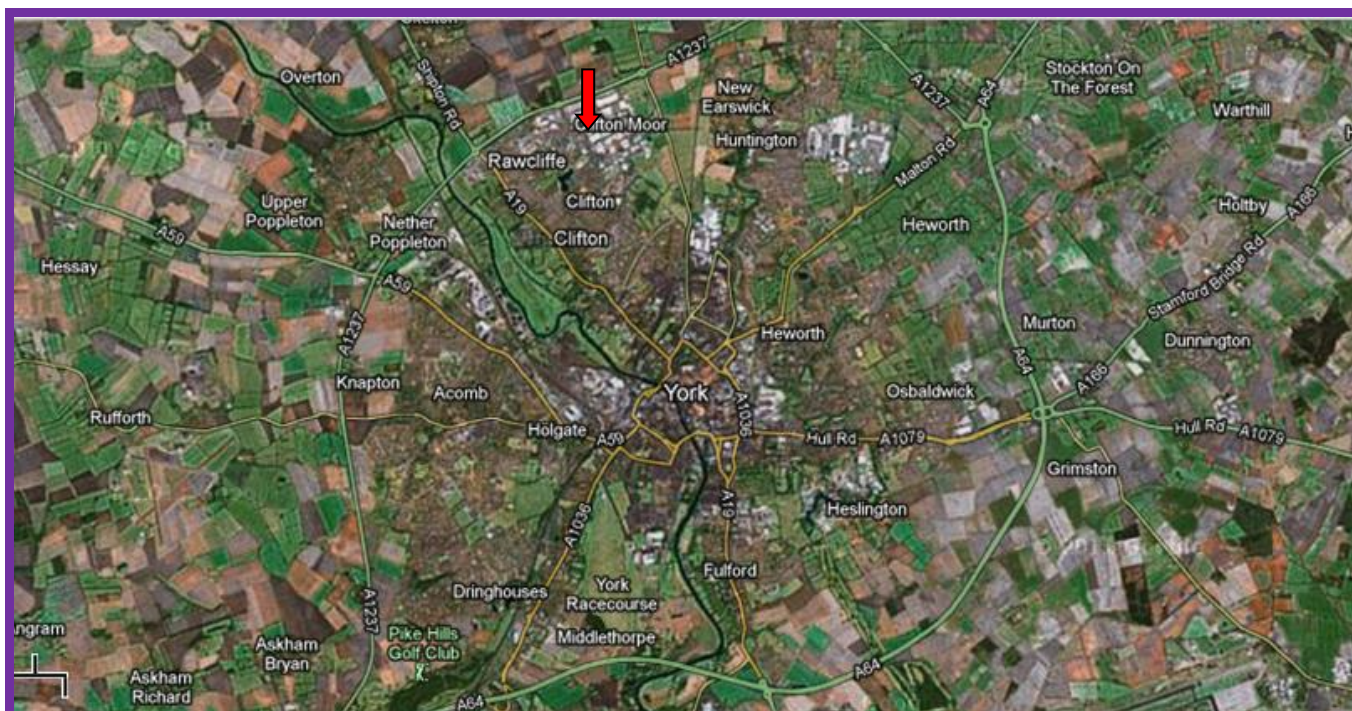
## VAT

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

## VIEWING

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

Subject to Contract – 140919



MCBEATH PROPERTY CONSULTANCY LIMITED

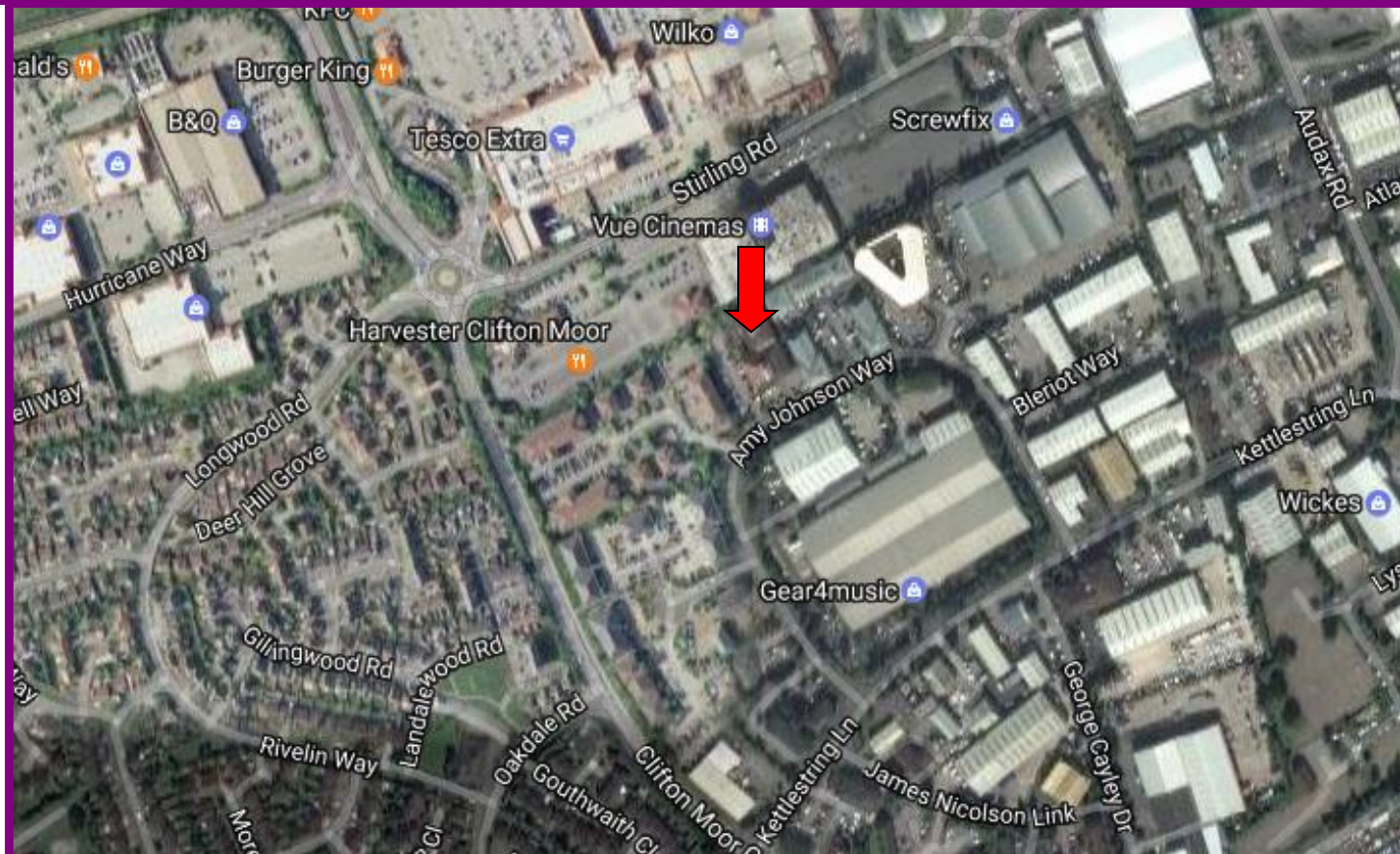
CHARTERED SURVEYORS, AGENTS, VALUERS, DEVELOPMENT CONSULTANTS  
PROPERTY AND LAND SALES, LETTINGS, ACQUISITIONS, APPRAISALS, RENT REVIEWS

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



The plans are for identification purposes only



#### 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.



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