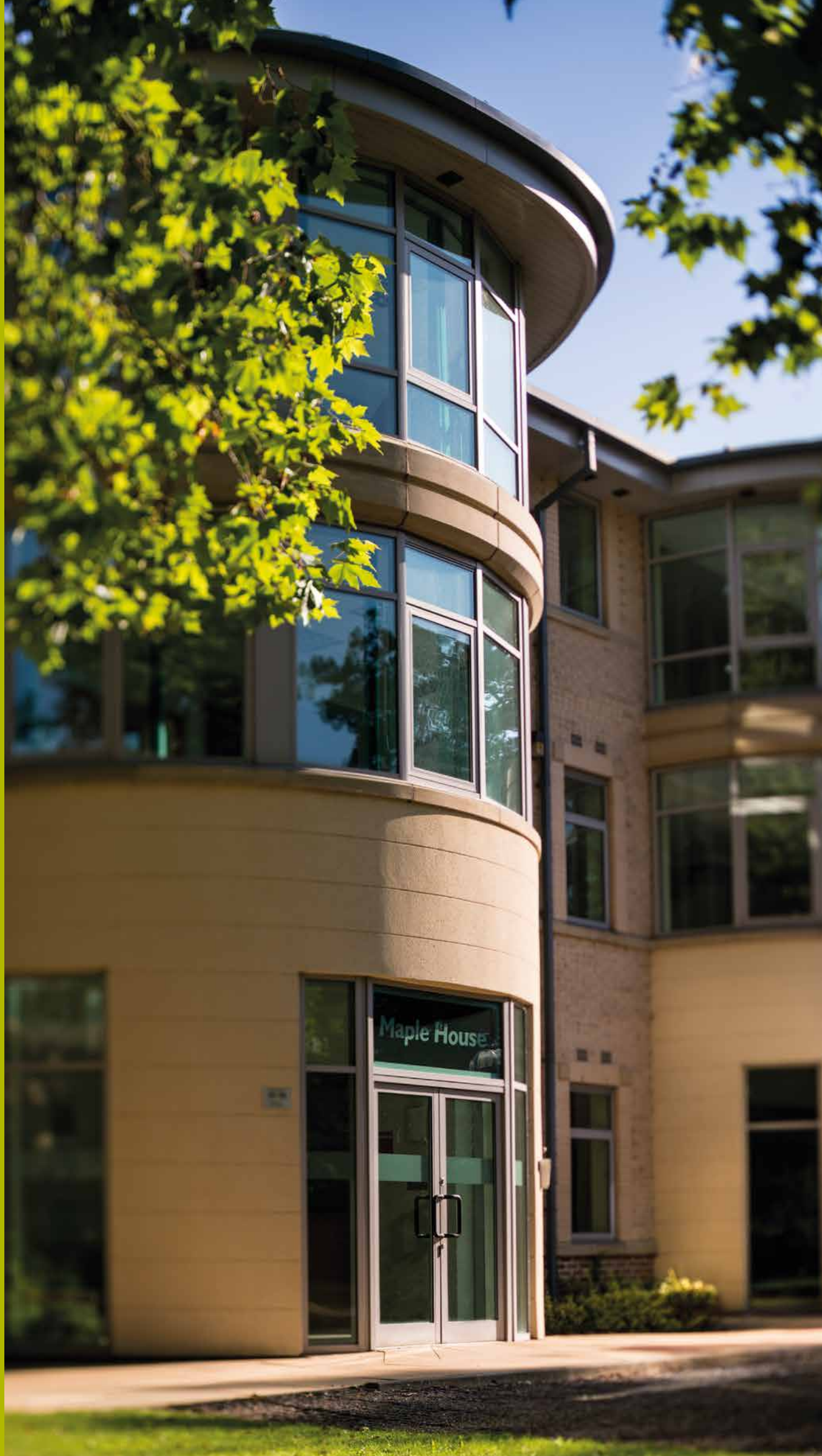




HIGH SPECIFICATION
OFFICE
ACCOMMODATION
LOCATED WITHIN
IMPRESSIVE MATURE
LANDSCAPED
GROUNDS AT YORK'S
PRINCIPAL BUSINESS
PARK.





Clifton Park is York's principal business park, strategically located approximately two miles north west of York city centre in the northern suburb of Clifton.

Clifton Park provides a number of modern well specified office buildings capable of accommodating requirement sizes from 2,350 ft² up to 9,072 ft², set within mature landscaped grounds.

The park is extremely accessible with vehicular access gained from Shipton Road (A19) the main arterial route linking York to northern conurbations.

1. Monks Cross with John Lewis
2. York Railway Station
3. York Minster
4. Clifton Moor with Vue Cinema
5. Route 65 of the York Cycle Network
6. Bannatynes Gym
7. The Dormouse Public House
8. Premier Inn at Clifton Park





Clifton Moor
(7 Mins)

A19

York City Centre
(9 Mins)

A19



FANTASTIC OPPORTUNITY TO
ACQUIRE **GRADE A** OFFICE
ACCOMMODATION SITUATED
IN **LANDSCAPED** GROUNDS
CLOSE TO THE VIBRANT
CENTRE OF YORK

- 1** Block A
- 2** Block B
- 3** Block C
- 4** Premier Inn Hotel
- 5** Dormouse Public House

Clifton Park offers an array of on-site amenities to include a Premier Inn (York North) and the Dormouse Country Pub and Restaurant. The established Clifton Moor retail park is situated one mile to the north providing a Tesco, Vue Cinema, Bannatyne Gymnasium and a B&Q. There is also a designated off road cycle route 65 Trans Pennine trail, which provides access to York Railway Station and Rawcliffe Park and Ride.







Ground Floor Block A Clifton Park, York, YO30 5PB

The accommodation has recently been refurbished and benefits from the following specification:-

ACCOMMODATION

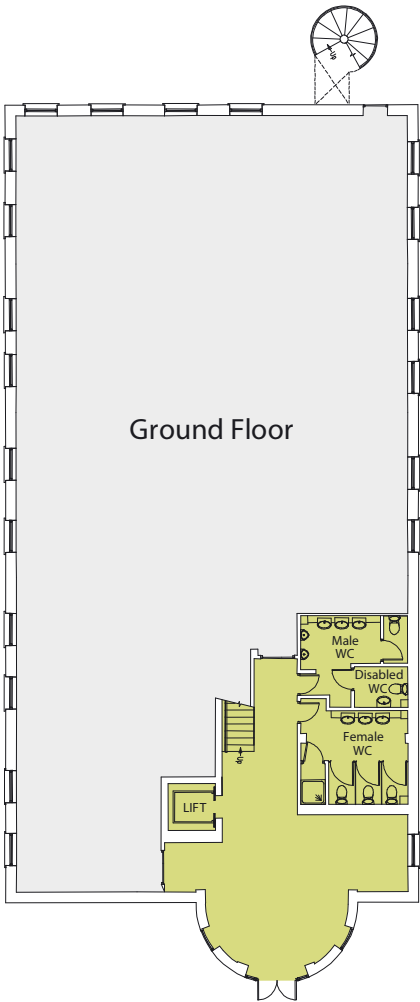
We have measured the premises in accordance with the Royal Institution of Chartered Surveyors Code of Measuring Practice (6th Edition) and calculate the net floor area as:

	M ²	SQ FT
Ground Floor	333	3,582

*Attractive office suites available
from 1,280 sq ft (118.9 m²)
up to 3,582 sq ft (333 m²)*

SPECIFICATION

- Attractive Entrance Hall
- Male, Female and Disabled WC Facilities
- Comfort Cooling
- Raised Floors
- Carpeting
- Double Glazing
- Kitchenette
- Up to 20 Car Parking Spaces

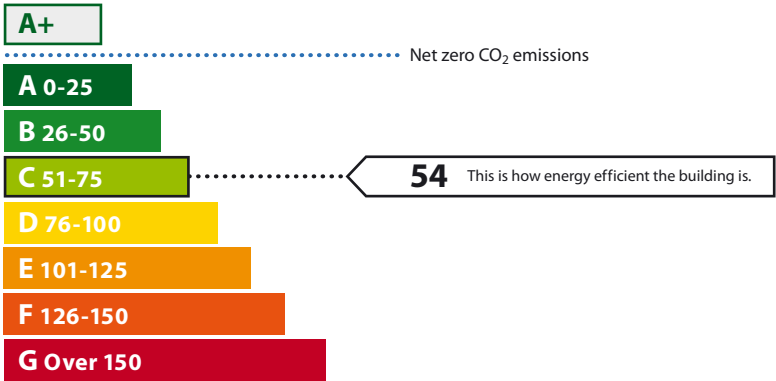


Energy Performance Certificate

Non-Domestic Building

Energy Performance Asset Rating

More energy efficient



Less energy efficient

Technical information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	1289
Building complexity (NOS level):	4

Benchmarks

Buildings similar to this one could have ratings as follows:

Rating	Category
38	If newly build
76	If typical of the existing stock

Certificate Reference Number: 0104-2496-2930-4590-7803

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd



*Modern office premises
with attractive light
brick façades and slated
pitched roofs.*





Block B, Clifton Park York, YO30 5PB

The accommodation is available either as a whole or on a floor by floor basis.

ACCOMMODATION

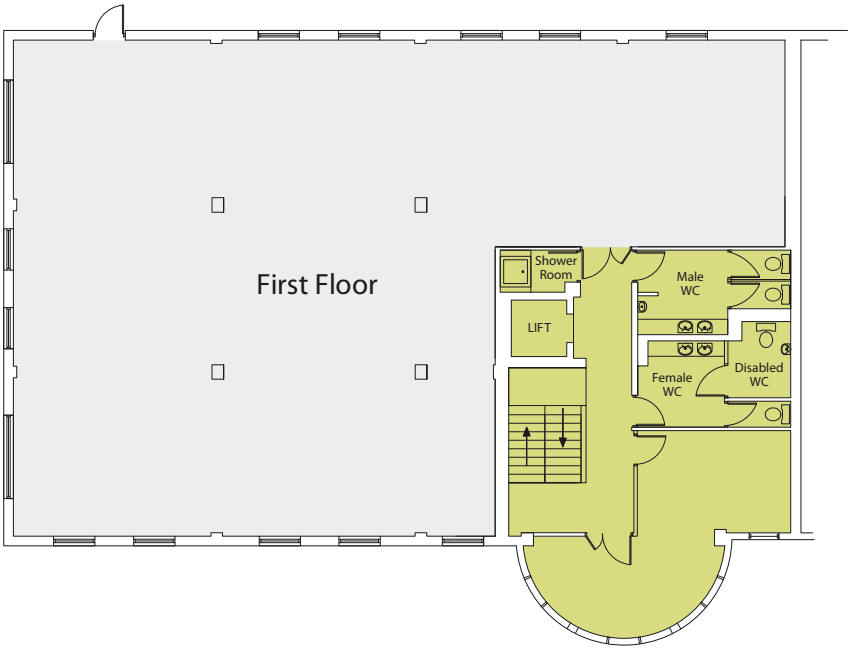
We have measured the premises in accordance with the Royal Institution of Chartered Surveyors Code of Measuring Practice (6th Edition) and calculate the net floor areas as:

	M ²	SQ FT
2nd Floor	280.32	3,017
1st Floor	281.28	3,028
Ground Floor	256.72	2,764
Ground Floor Reception	13.46	145
	831.78	8,954

Available from 2,764 sq ft (256.72 m²)
up to 8,954 sq ft (831.78 m²)

SPECIFICATION

- Attractive Entrance Hall
- Male, Female and Disabled WC Facilities
- Comfort Cooling
- Raised Floors
- Double Glazing
- Carpeting
- Kitchen Facilities
- Up to 38 Car Parking Spaces

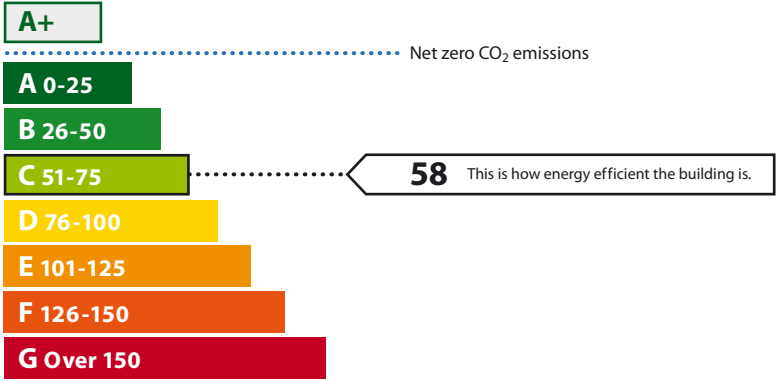


Energy Performance Certificate

Non-Domestic Building

Energy Performance Asset Rating

More energy efficient



Less energy efficient

Technical information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 1013
Building complexity (NOS level): 4

Benchmarks

Buildings similar to this one could have ratings as follows:
37 If newly build
72 If typical of the existing stock

Certificate Reference Number: 9290-2018-0308-9410-7070

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd





Block C, Clifton Park York, YO30 5PB

The accommodation is available either as a whole or on a floor by floor basis.

ACCOMMODATION

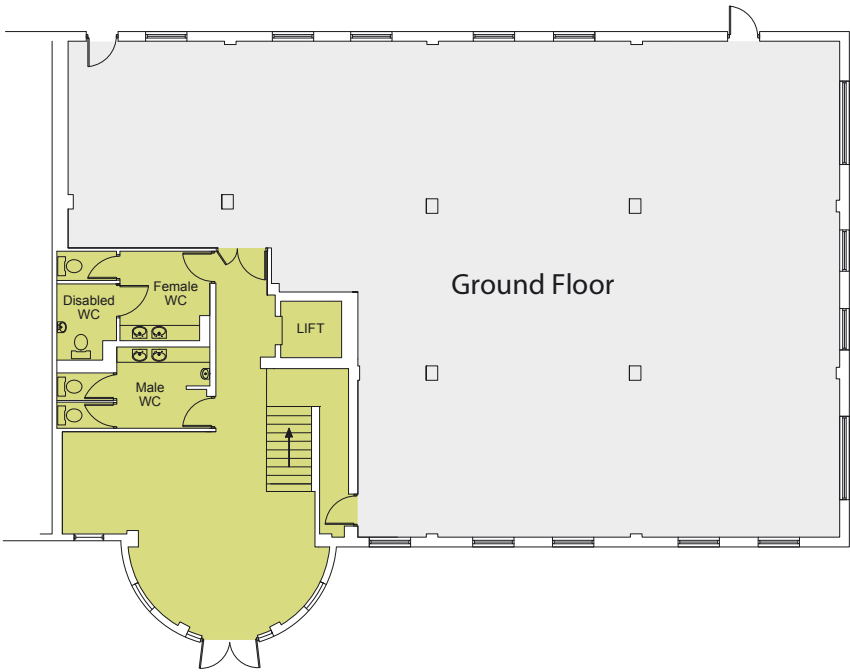
We have measured the premises in accordance with the Royal Institution of Chartered Surveyors Code of Measuring Practice (6th Edition) and calculate the net floor areas as:

	M ²	SQ FT
2nd Floor	280.93	3,024
1st Floor	280.28	3,017
Ground Floor	257.43	2,771
Ground Floor Reception	24.15	260
	842.79	9,072

Available from 2,771 sq ft (257.43 m²)
up to 9,072 sq ft (842.79 m²)

SPECIFICATION

- Attractive Entrance Hall
- Male, Female and Disabled WC Facilities
- Comfort Cooling
- Raised Floors
- Double Glazing
- Carpeting
- Kitchen Facilities
- Up to 40 Car Parking Spaces

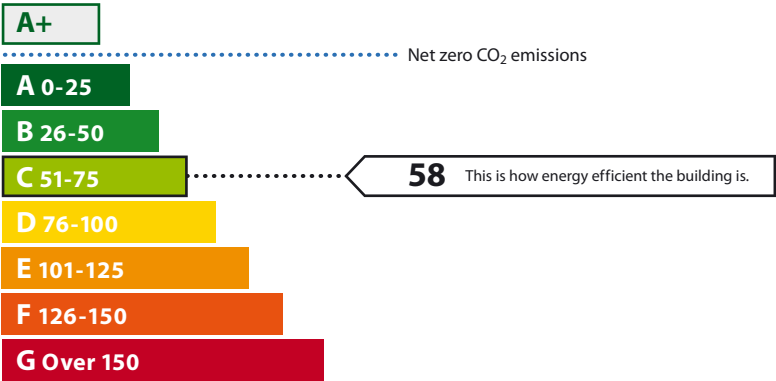


Energy Performance Certificate

Non-Domestic Building

Energy Performance Asset Rating

More energy efficient



Less energy efficient

Technical information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	1013
Building complexity (NOS level):	4

Benchmarks

Buildings similar to this one could have ratings as follows:

32 If newly build

72 If typical of the existing stock

Certificate Reference Number: 9290-7036-0348-5400-8090

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd



Premier Business Location...

Situated in some of York's most beautiful landscaped grounds, Clifton Park offers high specification office accommodation and a range of impressive buildings to suit the modern occupier.

Well located for the thriving city centre of York, Clifton Park offers accessible, flexible office accommodation with a range of benefits including sustainable travel solutions and on-site amenities such as a hotel and public house as well as an excellent car parking provision.

LEASE

A new effective full repairing and insuring lease, for a term by arrangement.

RENT AND SERVICE CHARGE

Upon Application.

VAT

All reference to price, premium or rent are deemed to be exclusive of VAT unless expressly stated otherwise. Any offer received will be deemed exclusive of VAT.

For viewing and further information please contact the joint agents:



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07725 416 002



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www.cliftonpark-york.com