

YORK YO30 4RY

Unit 3a Centurion Office Park, Clifton Moor,

McBeath
Property Consultancy

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mcbeathproperty.co.uk

TO LET



First Floor Accommodation – 146.38 sq m (1,575 sq ft) approx.

- **Established and popular business location**
- **Close to Clifton Moors extensive retail and leisure facilities**
- **Excellent road access to Ring Road and regional network**
- **Modern purpose built offices**
- **Private on site parking**
- **Excellent accommodation**

LOCATION

The property is situated on Centurion Office Park a popular and well established office and business park close to Clifton Moorgate the main road through Clifton Moor, York's main out of town retail and commercial area. There are extensive retail and leisure facilities within walking distance. Clifton Moor is immediately accessible to the York ring road and there are park and ride facilities nearby.

DESCRIPTION

Unit 3a is a fully modernised office building which includes a number of excellent office features including integrated VDU lighting, service access floor-boxes and a contemporary designed kitchen facility.

The office is laid out to provide a spacious and functional facility with open plan and individual office rooms, ready for immediate occupation. The suite has good natural light. There is a shared private car park with space for 6 cars.

FLOOR AREA (NIA)

First Floor 146.38 sq m (1,575 sq ft) approx.

SERVICES

We are advised that the property is connected for all mains services and includes a gas fired central heating system. The tenant will pay an appropriate share of electric, gas and water usage and will contribute to the servicing and maintenance of common areas.

There is a service charge to cover the cost of maintaining common shared areas. The cost for the current year is approximately £950 per quarter.

LEASE

The property is to be made available on a new full repairing and insuring lease for a period of years to be discussed.

RENTAL

£19,500 per annum exclusive.

RATEABLE VALUE

The property has a rateable value of £17,250, subject to the uniform business rate to assess rates payable.

EPC

26-50 **B**

45 **B**

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 Andrew McBeath of McBeath Property Consultancy andrew@mcbeathproperty.co.uk 07725 416002 or 01904 692929

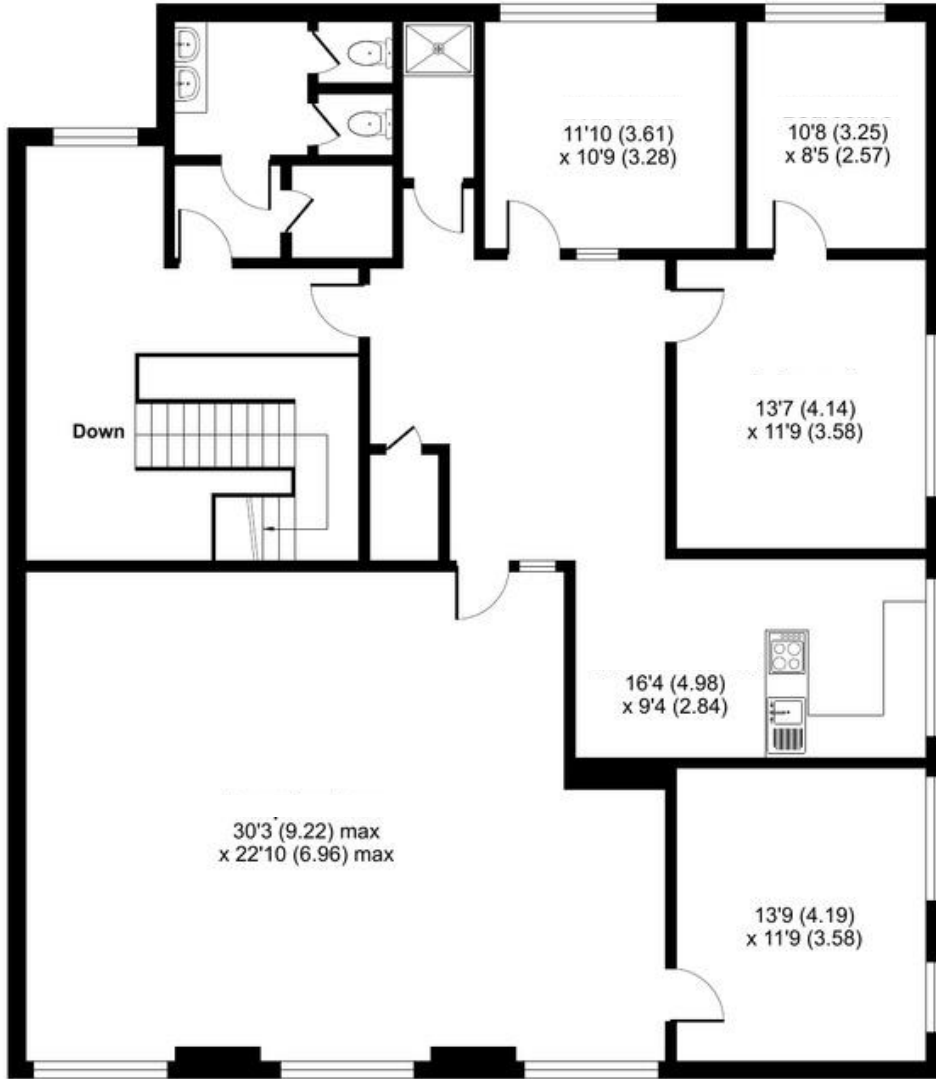
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joint agent - Meggan Godwin admin@stapletonwaterhouse.com 01904 622226 Subject to Contract – 241023

Tribune Way, York, YO30

Approximate Area = 2026 sq ft / 188.2 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2023. Produced for Stapleton Waterhouse Ltd. REF: 1043331



The plans are for identification purposes only

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