

**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 or FOR SALE**

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 [mcbethproperty.co.uk](http://mcbethproperty.co.uk)

REGISTERED IN ENGLAND No. 5491610

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### 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 £21,500 per annum. Please contact the agents for further information relating to lease terms.

The sale price is £250,000

### RATEABLE VALUE

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

£18,000 (2023 valuation subject to the business rate on the pound)

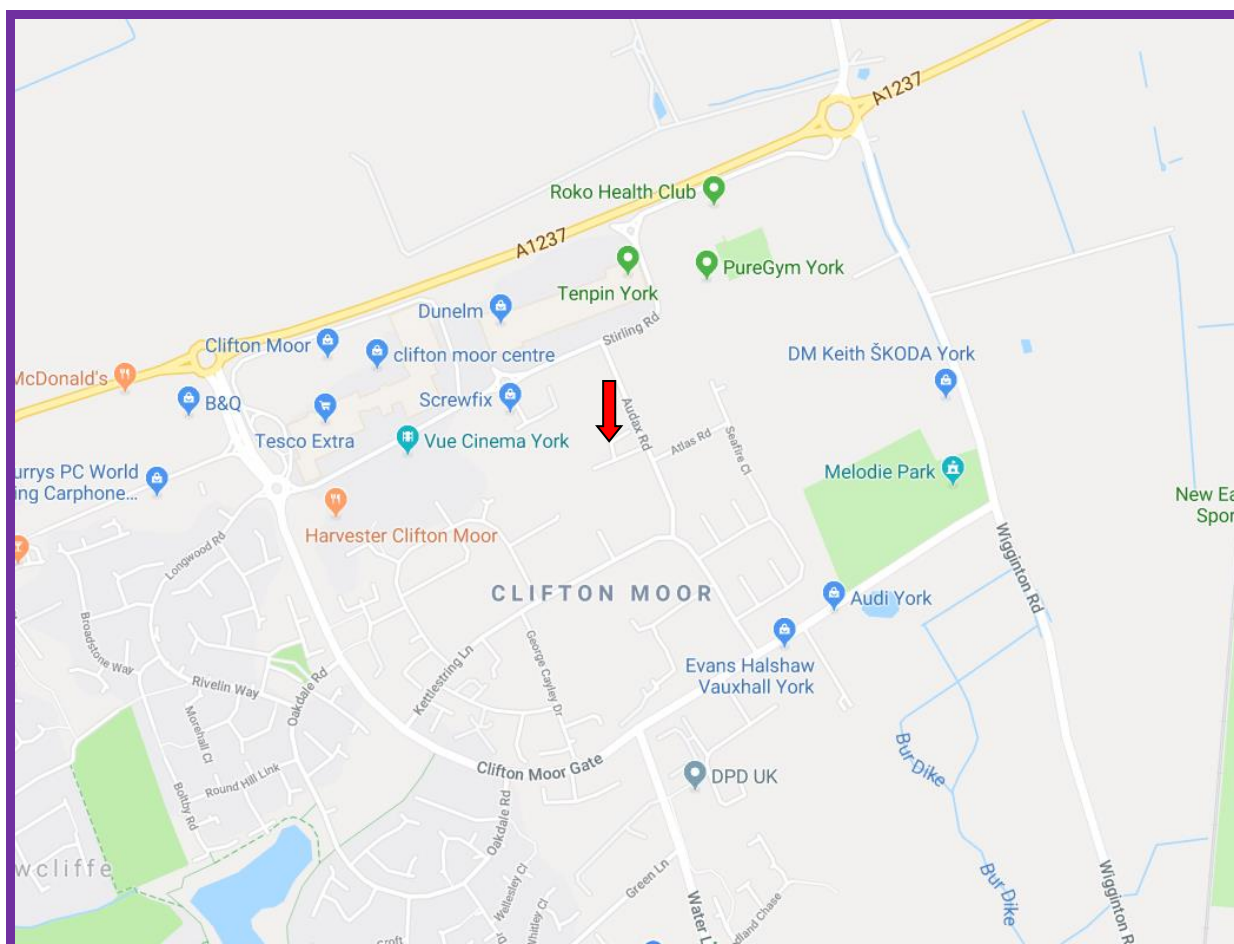
### VAT

We believe that VAT at the applicable rate will be charged on the rent or sale price 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](mailto:andrew@mcbeathproperty.co.uk)

Subject to Contract – 030524



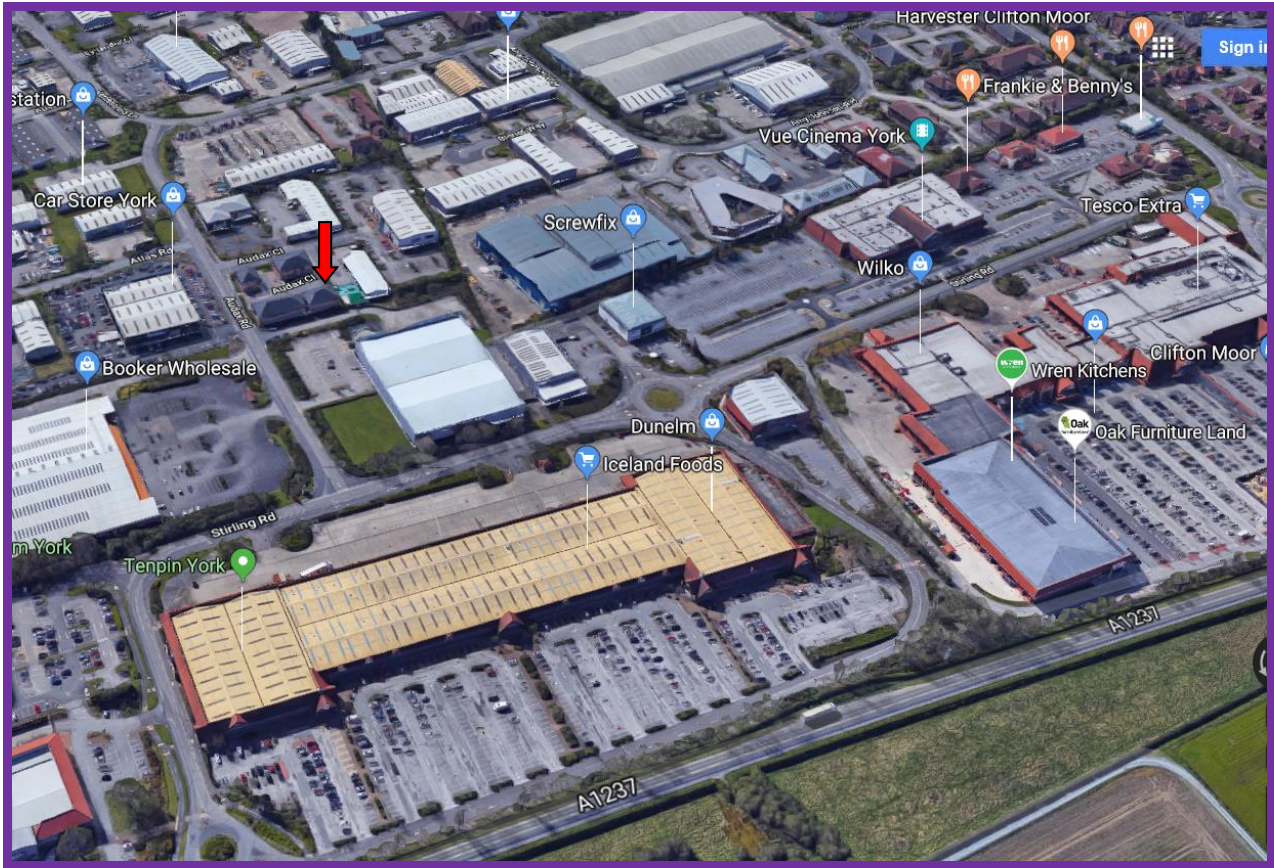
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The plans are for identification purposes only



**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.

## Energy Performance Asset Rating

More energy efficient

A+

Net zero CO<sub>2</sub> 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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