

# YORK YO30 4XG

Unit 1, Clifton Moor Business Village

**McBeath**  
Property Consultancy

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## Versatile self-contained office and business unit

- Established and popular business location
- Close to Clifton Moors extensive retail and leisure facilities
- Excellent road access to Ring Road and regional network
- Modern 2-storey office and business premises
- 113.23 sq m (1,280 sq ft) a1pprox.
- Private on site parking
- Excellent accommodation

# TO LET

## LOCATION

The property is situated on Clifton Moor Business Village 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 1 is a modern office building which includes a number of excellent features including suspended ceiling with integrated VDU lighting, electric heaters, UPVC double glazing, WCs and kitchen facility.

The office is laid out to provide a spacious and functional facility with open plan office and business rooms, ready for immediate occupation. The property has good natural light. There is a shared private car park with space for 5 cars plus use of visitors spaces.

## FLOOR AREA (NIA)

Ground Floor	49.47 sq m (532 sq ft)
First Floor	63.76 sq m (686 sq ft)
<b>Total</b>	<b>113.23 sq m (1,280 sq ft) approx.</b>

## SERVICES

We are advised that the property is connected for all mains services. The tenant will pay an appropriate share of the costs of servicing and maintenance of external common areas.

## 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

£15,000 per annum exclusive.

## RATEABLE VALUE

The property has a rateable value of £13,000 subject to the uniform business rate to assess rates payable.

## EPC

Energy Rating D

## 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](mailto:andrew@mcbeathproperty.co.uk) 07725 416002 or 01904 692929

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Subject to Contract – 040424





The plans are for identification purposes only



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