

Lancaster House, Clifton Moor, YORK YO30 4GR

MODERN OFFICE SUITE
141.04 sq m (1518 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
- First floor of self contained semi-detached building
- Plentiful private and secure on site parking
- Excellent features including air conditioning and storage.

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

REGISTERED IN ENGLAND No. 5491610

MPC

LOCATION

The property occupies a prominent position situated on James Nicolson Link, Clifton Moor, York approximately 3 miles north of the city centre.

Clifton Moor is an extensive area comprising a bustling mix of commercial, retail 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 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 the first floor of a purpose built 2 storey semi-detached office building plus boarded out attic. The building is of cavity brick construction with a hipped even pitched pantiled roof.

Internally the property is laid out to provide 2 predominantly open plan office areas with managers offices. The attic is accessible by way of a staircase and is boarded out to provide storage space, part of which may be available by separate discussion.

There are a range of internal features including a shared fitted kitchen, WCs (incl disabled), central heating, air conditioning and standard office fitments. The property is connected for electricity, water, drainage and gas fired central heating

Externally there is parking to the front and side of the building and a secure rear car park, providing a minimum of 8 car spaces

FLOOR AREA (NIA)

First Floor 141.04 sq m (1518 sq ft) approx

EXTERNALLY

The property benefits from private designated car parking which is in excess of current Local Authority guidelines. Most of the spaces are within a secure rear car park to the rear. Further parking and landscaping are provided at the front.

SERVICES

We are advised that the property is connected for all mains services and includes a gas fired central heating system which is shared by both floors.

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.

LEASE TERMS

The property is available for let on a new effective FRI lease at an asking rental of £19,975 per annum. Tenants incentives are available, subject to status. Please contact the agents for more details.

RATEABLE VALUE

We have made enquiries via the Valuation Office web site from which we believe the property has the following rateable values. Currently the first floor is assessed on 3 separate assessments totalling £16,430 (subject to the business rate on the pound)

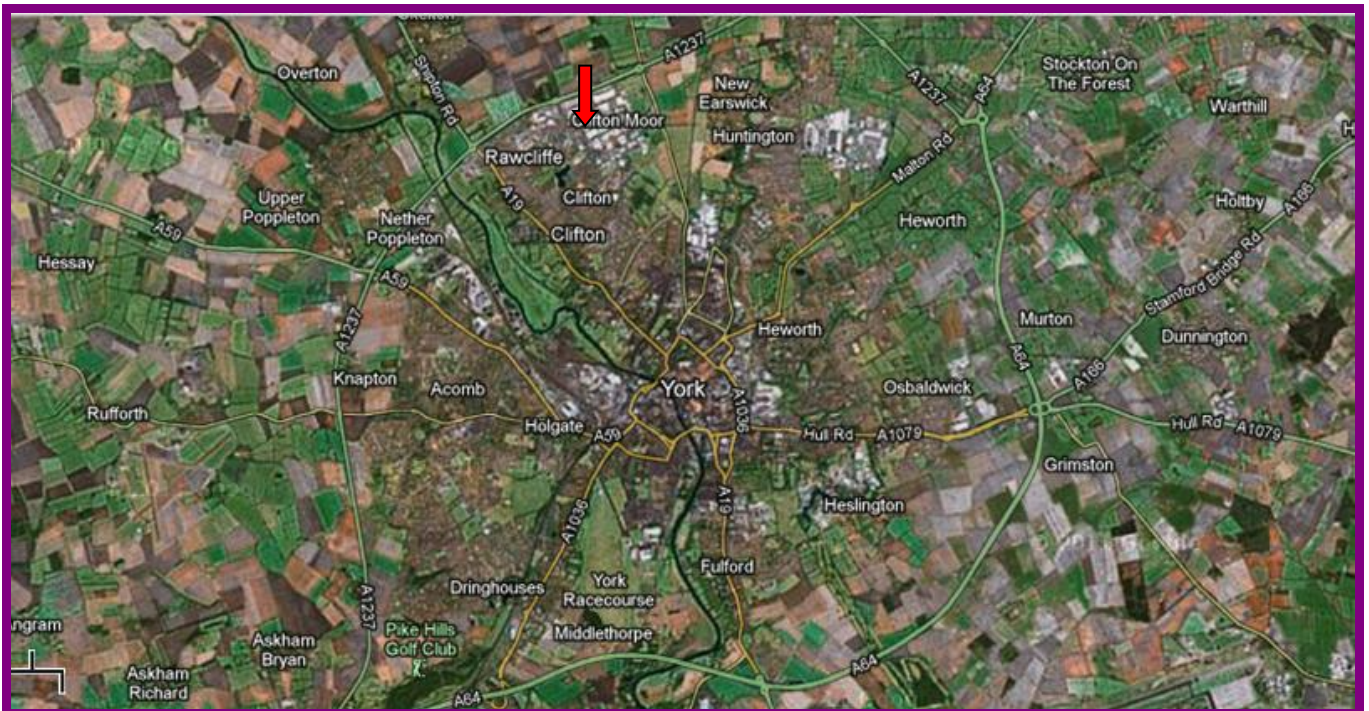
VAT

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

VIEWING

Viewings are by prior appointment with the sole agents McBeath Property Consultancy 01904 692929 or 07725 416002 andrew@mcbeathproperty.co.uk

Subject to Contract – 121020



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The plans are for identification purposes only



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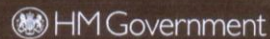
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M|P|C



Energy Performance Certificate Non-Domestic Building



O'Neill Associates
Lancaster House, James Nicolson Link
YORK
YO30 4GR

Certificate Reference Number:
9639-3012-0222-0390-7491

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.

Energy Performance Asset Rating

More energy efficient

A+

.....Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

55

This is how energy efficient the building is.

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel: Natural Gas
Building environment: Heating and Mechanical Ventilation
Total useful floor area (m²): 142
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 29.22

Benchmarks

Buildings similar to this one could have ratings as follows:

32

If newly built

85

If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

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