

YORK YO30 4XF

DSP House, 2 Kettlestring Lane, Clifton Moor

McBeath
Property Consultancy

01904 692929
mcbeathproperty.co.uk



Versatile self-contained office and business units

- **Established and popular business location**
- **Close to Clifton Moors extensive retail and leisure facilities**
- **Excellent road access to Ring Road and regional network**
- **Modern ground floor office, showroom and business premises**
- **78.8 sq m.(848 sq ft) to 180.5 sq m.(1943 sq ft) approx.**
- **Private on site parking**
- **Excellent accommodation**

TO LET

LOCATION

The property is situated on Clifton Moor with frontage to Kettlestring Lane 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

The Property is a modern commercial building which includes a number of excellent features including suspended ceilings with integrated LED lighting, gas central heating, UPVC double glazing, WCs, shower and kitchen facility. There are fixed point electric and data sockets.

The offices are 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 and could suit other uses such as showroom and trade counter (subject to planning as appropriate). There is a shared private car park with space for up to 8 cars plus additional spaces by separate discussion.

FLOOR AREA (NIA) approx

Unit 1	101.7 sq m./1095 sq feet
Unit 2	78.8 sq m./848 sq feet
Unit 3	180.5 sq m./1943 sq feet.

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/s for a period of years to be discussed.

RENTAL

Unit 1	£13,800 per annum exclusive
Unit 2	£10,800 per annum exclusive
Unit 3	£23,400 per annum exclusive.

RATEABLE VALUE

Unit 1 has a rateable value of £13,250 and Unit 2 is £11,000, subject to the uniform business rate to assess rates payable. Unit 3 would need to be separately assessed.

EPC

To be provided as and when appropriate

VAT

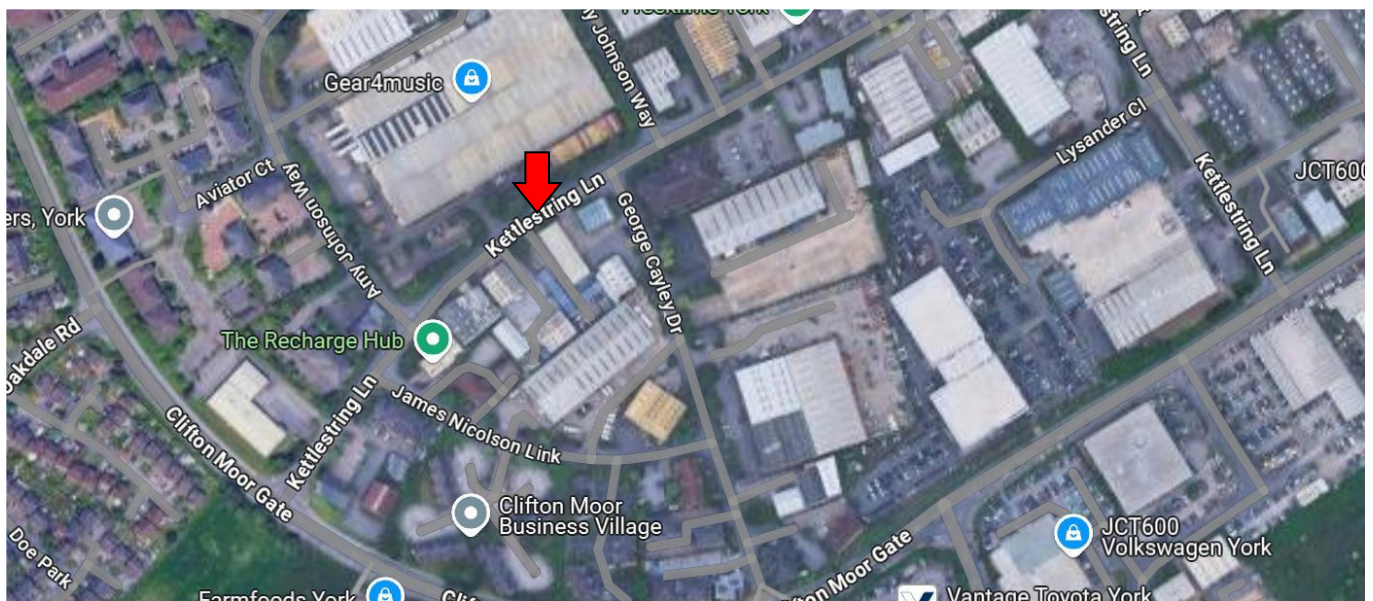
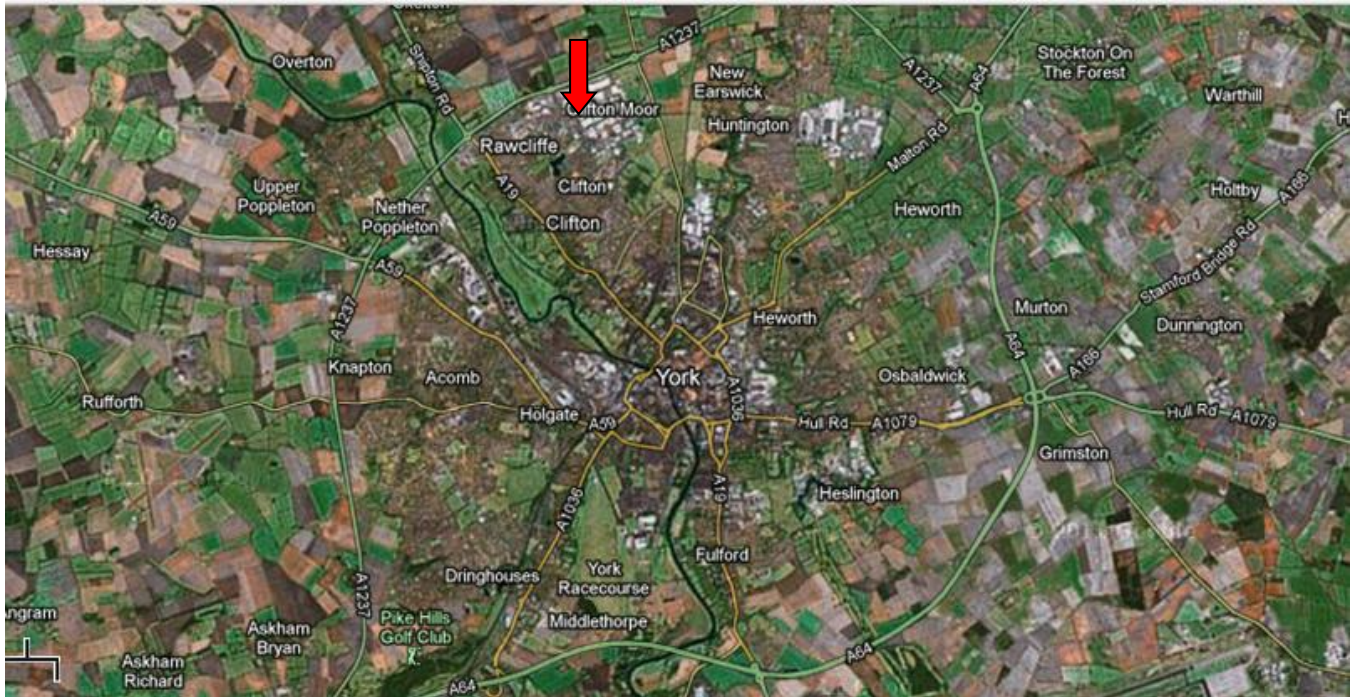
We believe that VAT at the applicable rate will be charged on the rent and service charge.

VIEWING

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

Joint agent - John Hornsby info@johnrhornsby.co.uk 01904 794812

Subject to Contract – 040824



The plans are for identification purposes only

