



## **HIGH QUALITY REFURBISHED OFFICE SPACE**

2,764 SQ FT - 9,072 SQ FT



**CliftonPark**

York YO30 5PB



# WELCOME TO **NATURE** CLIFTON PARK



**Omnicom**  
Balfour Beatty

Laboratory  
House



## HIGH SPECIFICATION OFFICES LOCATED WITHIN IMPRESSIVE MATURE LANDSCAPED GROUNDS AT YORK'S PREMIER BUSINESS PARK

Situated in some of York's most beautiful landscaped grounds, Clifton Park offers **high specification office accommodation** with a range of attractive buildings and suites to suit the modern occupier. Well located for the thriving city centre of York, Clifton Park offers accessible, flexible office accommodation with a range of benefits including sustainable travel solutions and on-site amenities such as the Premier Inn and The Dormouse pub and restaurant, as well as an **excellent car parking provision** (1:250 sq ft).



# Clifton Park



## PREMIUM YORK OUT OF TOWN OFFICE SPACE

Clifton Park comprises 3 modern office buildings built over 3 storeys with an attractive light brick façade and slated pitched roof. The buildings have been **comprehensively refurbished**, with inviting entrance lobbies, new wc and shower facilities, attractive communal spaces with feature lighting and comfortable breakout areas.

Current occupiers at Clifton Park include Burton Roofing, NFU Mutual, Balfour Beatty, Handelsbanken and Cellhire plc.



SPECIFICATION



Newly refurbished  
entrance lobbies and  
communal spaces



Thriving business  
community



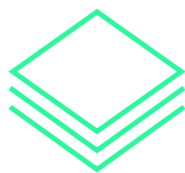
Air conditioning in  
all suites



Newly refurbished wc  
and shower facilities



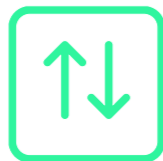
Suspended ceilings  
with LED lighting



Fully raised floors  
throughout



Excellent car parking  
ratios (1:250 sq ft)  
and EV charge points



Lift access to all floors



Highly landscaped  
setting with nearby  
cycle/walking routes





LOCAL AMENITIES

Clifton Park is ideally positioned for a range of fantastic local amenities. On site we have The Dormouse pub & restaurant, Premier Inn, and a multitude of green spaces to enjoy. Just a short walk away you will find a fish & chip shop, local convenience store with post office, and a delightful coffee shop serving fresh home made sandwiches and cakes.

York’s historic city centre with its vibrant mix of independent shops, cafés, bars and restaurants is within easy reach, whilst further afield are the popular Clifton Moor, Monks Cross and Vangarde retail parks - offering some of the best shopping and leisure facilities in North Yorkshire.



York Minster  
1.7 Miles



Clifton Moor  
Retail Park  
2.4 Miles



Premier Inn Hotel  
0.1 Miles



The Dormouse Pub  
and Restaurant  
0.1 Miles



Bannatyne Health  
Club & Spa  
1.7 miles



York Railway Station  
2.1 Miles



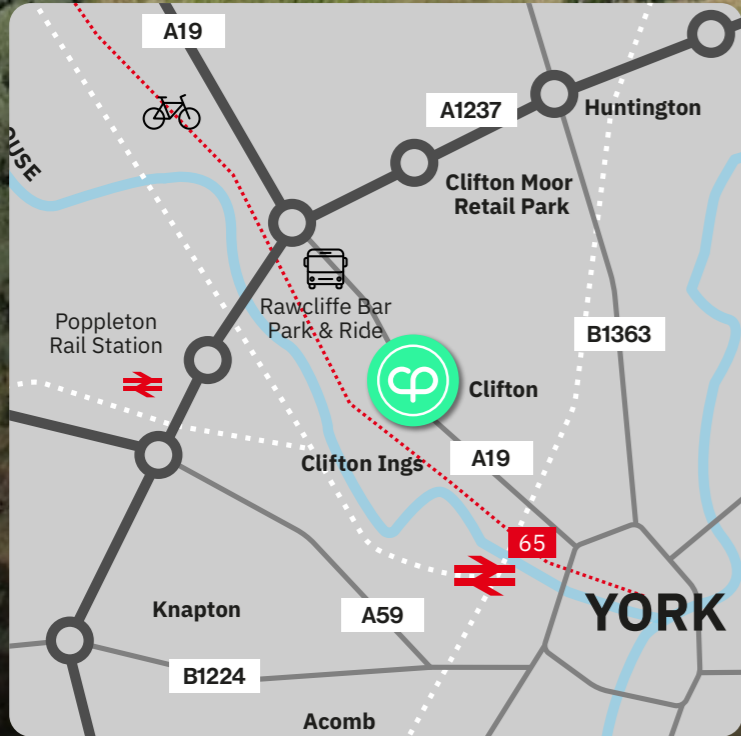
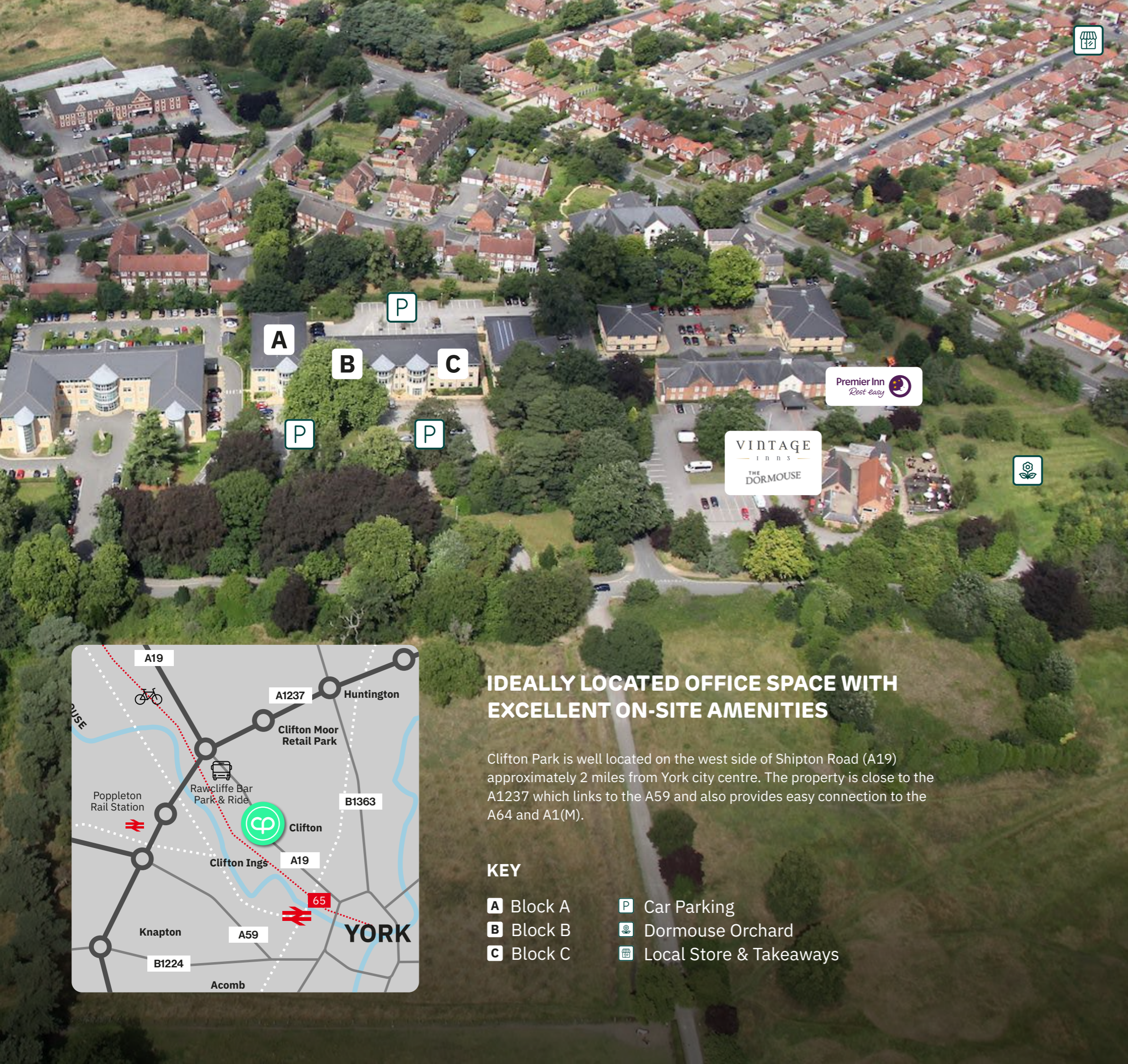
Local Store &  
Takeaways  
0.4 miles



Vangarde Retail Park  
3.9 Miles









## IDEALLY LOCATED OFFICE SPACE WITH EXCELLENT ON-SITE AMENITIES

Clifton Park is well located on the west side of Shipton Road (A19) approximately 2 miles from York city centre. The property is close to the A1237 which links to the A59 and also provides easy connection to the A64 and A1(M).

### KEY

- A** Block A
- B** Block B
- C** Block C
- P** Car Parking
-  Dormouse Orchard
-  Local Store & Takeaways

## TRAVEL TIMES



**Train York to Edinburgh**  
2hr 30 minutes



**Train York to London**  
1hr 45 minutes



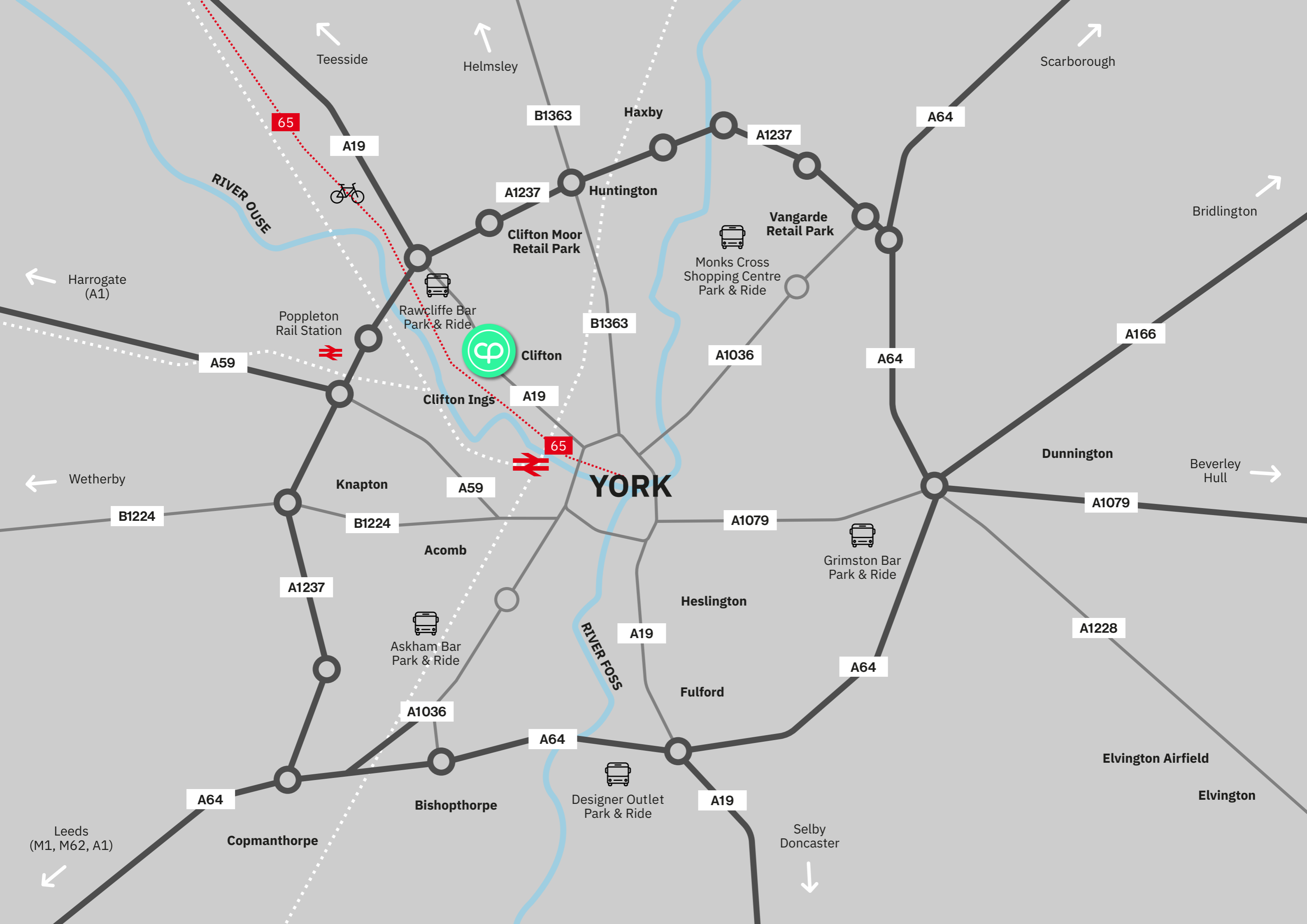
**Car to A1(M)**  
22 minutes



**Car to Leeds**  
45 minutes



**Bike to city centre**  
10 minutes



## **PREMIER BUSINESS LOCATION SITUATED IN SOME OF YORK'S MOST BEAUTIFUL LANDSCAPED GROUNDS**

Clifton Park offers high specification office accommodation and a range of impressive buildings to suit the modern occupier.

### **LEASE**

A new effective full repairing and insuring lease, for a term by arrangement.

### **RENT AND SERVICE CHARGE**

Upon Application.

### **VAT**

All reference to price, premium or rent are deemed to be exclusive of VAT unless expressly stated otherwise. Any offer received will be deemed exclusive of VAT.





## CliftonPark

Clifton Park Ave, York YO30 5PB  
[www.cliftonparkyork.co.uk](http://www.cliftonparkyork.co.uk)

**For viewing and further information please  
contact the joint agents:**



**Andrew McBeath**  
[andrew@mcbeathproperty.co.uk](mailto:andrew@mcbeathproperty.co.uk)  
01904 692929  
07725 416002



**Christabelle Day**  
[christabelle.day@jll.com](mailto:christabelle.day@jll.com)  
0113 244 6440  
07849 570131

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