

MODERN REFURBISHED OFFICES

McBeath
Property Consultancy

01904 692929
mcbeathproperty.co.uk

TO LET



CONSORT HOUSE, CLIFTON MOOR, YORK, YO30 4GP

- ✓ **4,474 - 10,127 SQ.FT (415.64 - 940.80 SQ M)**
- ✓ **HIGH QUALITY MODERN OFFICE SUITES**
- ✓ **ESTABLISHED AND POPULAR BUSINESS LOCATION**
- ✓ **EXCELLENT ROAD ACCESS TO YORK RING ROAD**
- ✓ **ON-SITE PARKING**

McBeath Property Consultancy Ltd.

Chartered Surveyors, Agents, Valuers, Development Consultants, Property & Land Sales, Lettings, Acquisitions, Rent Reviews, Property Management.

2 Clifton Moor Business Village, James Nicolson Link, York, YO30 4XG. Registered in England no. 5419610

LOCATION

The property occupies a spacious shared site set back from Amy Johnson Way, Clifton Moor, York approximately 3 miles north of the city centre.

Clifton Moor is an extensive area comprising a bustling mix of commercial, retail, residential 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 and leisure 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 a purpose built 2 storey office building (plus attic storage). The building is of cavity brick construction with a hipped even pitched composite pantiled roof .

The property is accessed from a separate ground floor entrance. Internally the ground floor is finished to a high quality lettable standard. The owner is happy to consider any bespoke fit out requirements.

The first floor is laid out to provide an open plan office facility with partitioned meeting rooms and managers office.

There are a range of internal office features including central heating, air conditioning and standard office fitments such as suspended ceilings with integral lighting and under floor trunking.

Both floors are accessed from an airy and light reception atrium area. Currently there are shared kitchen/canteen, shower and WC facilities. The owner is prepared to install separate facilities in this regard subject to terms.

The property is connected for electricity, water, drainage and gas fired central heating

Externally there is a good level of parking to the front of the building.

ACCOMMODATION

The unit has been measured in accordance with the RICS Code of Measuring Practice and has the following approximate Net Internal Areas: -

Ground Floor	415.64 sq.m	4,474 sq.ft
First Floor	470.08 sq.m	5,060 sq.ft
Second Floor	55.08 sq.m	593 sq.ft
TOTAL	940.80 sq.m	10,127 sq.ft

EXTERNALLY

The property benefits from private designated car parking.

Subject to Contract - Mar 26

SERVICES

We are advised that the property is connected for all mains services and includes a gas fired central heating system and air conditioning.

LEASE TERMS

The offices are available for let as a whole or floor by floor on a new effective FRI lease at the asking rentals set out below;

The asking rental for the property is based on **£14.95 per sq ft**.

RATEABLE VALUE

The property is to be separately assessed. Please contact the agents for an estimate.

VAT

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

VIEWING

Viewings are strictly by prior appointment with the sole agents McBeath Property Consultancy.

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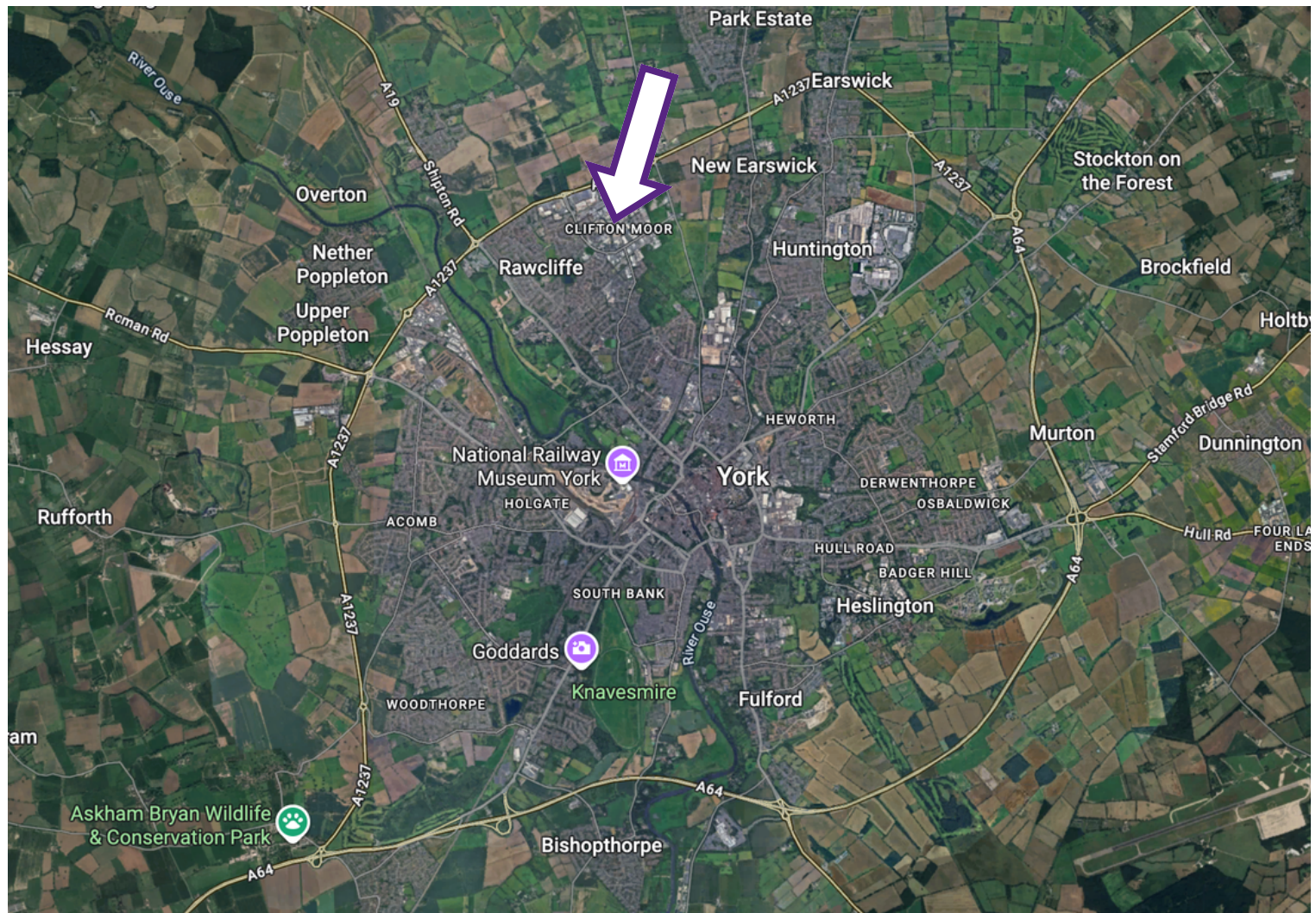


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