

LANDMARK OFFICE PREMISES

McBeath
Property Consultancy

01904 692929
mcbeathproperty.co.uk

FOR SALE / TO LET



**RAIL TECHNOLOGY CENTRE, KETTLESTRING LANE,
CLIFTON MOOR, YORK, YO30 4XF**

- ✓ **5,193 SQ.FT (482.49 SQ.M) GIA**
- ✓ **2-STOREY OFFICE UNIT**
- ✓ **PROMINENT ROADSIDE LOCATION**
- ✓ **SHORT WALK FROM CLIFTON MOOR RETAIL PARK**
- ✓ **21 DEDICATED CAR PARKING SPACES**

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 prominent position on Kettlestring Lane, within the established Clifton Moor commercial & residential area, approximately 3 miles north-west of York City Centre.

Clifton Moor is one of York's principal out-of-town business, retail and leisure destinations, serving a substantial surrounding residential population and comprising a well-established mix of office, industrial, trade counter, retail and leisure uses. The property is situated close to the A1237 York Outer Ring Road, providing excellent access to the A19, A59, A64 and the wider regional motorway network.

There extensive amenities at Clifton Moor within short walking distance and include occupiers such as Tesco, Farm Foods, Aldi, Next, Boots, Currys, B&Q, Dunelm, B&M, Costa Coffee, Greggs, McDonald's, KFC and Vue Cinema, together with a wide range of cafés, restaurants and leisure facilities. Frequent bus services also provide excellent connections to York City Centre and York Railway Station, making the property readily accessible for staff, visitors and customers.

DESCRIPTION

The property comprises a distinctive detached two-storey office building of brick construction beneath a pitched tiled roof with a glazed roof lantern, providing an attractive and highly prominent headquarters-style office.

The accommodation is arranged over two floors and is accessed via an impressive full-height communal entrance atrium incorporating a feature staircase. The ground floor provides a reception area together with a number of partitioned office suites, meeting rooms, kitchen facilities and male and female WC accommodation.

The first floor comprises two large open-plan office suites together with an additional private office/meeting room. The offices benefit from excellent levels of natural light and generous floor to ceiling heights.

Externally, the property occupies a self-contained site with landscaped grounds and benefits from a generous allocation of 21 dedicated on-site car parking spaces.

ACCOMMODATION

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

Ground Floor	236.06 sq.m	2,540 sq.ft
First Floor	246.43 sq.m	2,653 sq.ft
TOTAL	482.49 sq.m	5,193 sq.ft

The site area totals 0.30 acres (0.12 hectares).

PRICE

We are seeking offers in the region of **£595,000** for the freehold.

TERMS

The unit is available to let by way of a new full repairing and insuring lease for a term of years to be agreed at a rental of **£52,500 per annum** exclusive of rates, insurance and VAT.

Subject to Contract - Aug 26

SERVICES

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

RATEABLE VALUE

We understand the unit has Rateable Value of £34,000.

Interested parties are advised to check with the Local Rating Authority for confirmation of the rates payable.

ENERGY PERFORMANCE CERTIFICATE

Awaiting reassessment.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VAT

All prices and rentals quoted are exclusive of, but may be subject to, VAT.

VIEWING

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

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Subject to Contract - Aug 26

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