SELF-CONTAINED FLEXIBLE COMMERCIAL SPACE

McBeath
Property Consultancy
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mcbeathproperty.co.uk

TO LET



UNIT 1 DEVONSHIRE COURT, GREEN LANE, YORK, YO30 5PQ

- 1,340 SQ FT (124.49 SQ M) OVER 3 FLOORS
- QUALITY MODERN COMMERCIAL SPACE
- EXCELLENT ACCESS TO YORK RING ROAD
- WALKING DISTANCE TO CLIFTON MOOR RETAIL PARK
- 8 PARKING SPACES PLUS GUEST 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 is situated on Green Lane, Clifton, approximately 3 miles north of York city centre. Devonshire Court occupies a convenient position close to York's northern ring road, providing excellent road communications to the A64, A19 and A59.

Clifton Moor Retail and Leisure Park is located nearby, offering a wide range of amenities including a Tesco superstore, cafés, restaurants and leisure facilities. The property is also well positioned in relation to the established residential communities of Clifton and Rawcliffe, providing access to a substantial local catchment. York city centre and the wider surrounding area are readily accessible, with public transport services also available locally.

DESCRIPTION

The property comprises a three-storey commercial building of traditional brick construction beneath a pitched clay pantile roof.

The accommodation provides predominantly open-plan commercial space arranged over three floors, offering flexible working accommodation suitable for a variety of business uses. Internally, the unit benefits from carpeted flooring, plastered and painted walls and ceilings, perimeter trunking and surface mounted lighting. Kitchen and WC facilities are also provided.

Externally, the property benefits from 8 dedicated car parking spaces plus additional guest parking.

ACCOMMODATION

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

Ground Floor	48.31 sq.m	520 sq.ft
First Floor	43.20 sq.m	465 sq.ft
Second Floor	32.98 sq.m	355 sq.ft
TOTAL	**124.49 sq.m**	**1,340 sq.ft**

LEASE

The property is available to let by way of a new full repairing and insuring lease on terms to be agreed at a rent of **£16,000 per annum exclusive.**

SERVICES

We understand that mains electricity, water and drainage are connected to the property.

PLANNING

The property is currently utilised as offices, falling within Use Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended).

The space is suitable for all Class E uses, including offices, yoga studios or other indoor fitness facilities, health centres, clinics, dental practices, day nurseries and crèches. Subject to planning, it can be opened to additional uses.

We understand that the property is neither listed nor situated within a Conservation Area. Interested parties should make their own enquiries with the Local Planning Authority in respect of their proposed use.

Subject to Contract - Nov 26

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.

RATEABLE VALUE

We understand the property has a Rateable Value of £14,750.

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

ENERGY PERFORMANCE CERTIFICATE

The property has been independently assessed and certified as falling within Band D (83). A copy of the EPC is available on request.

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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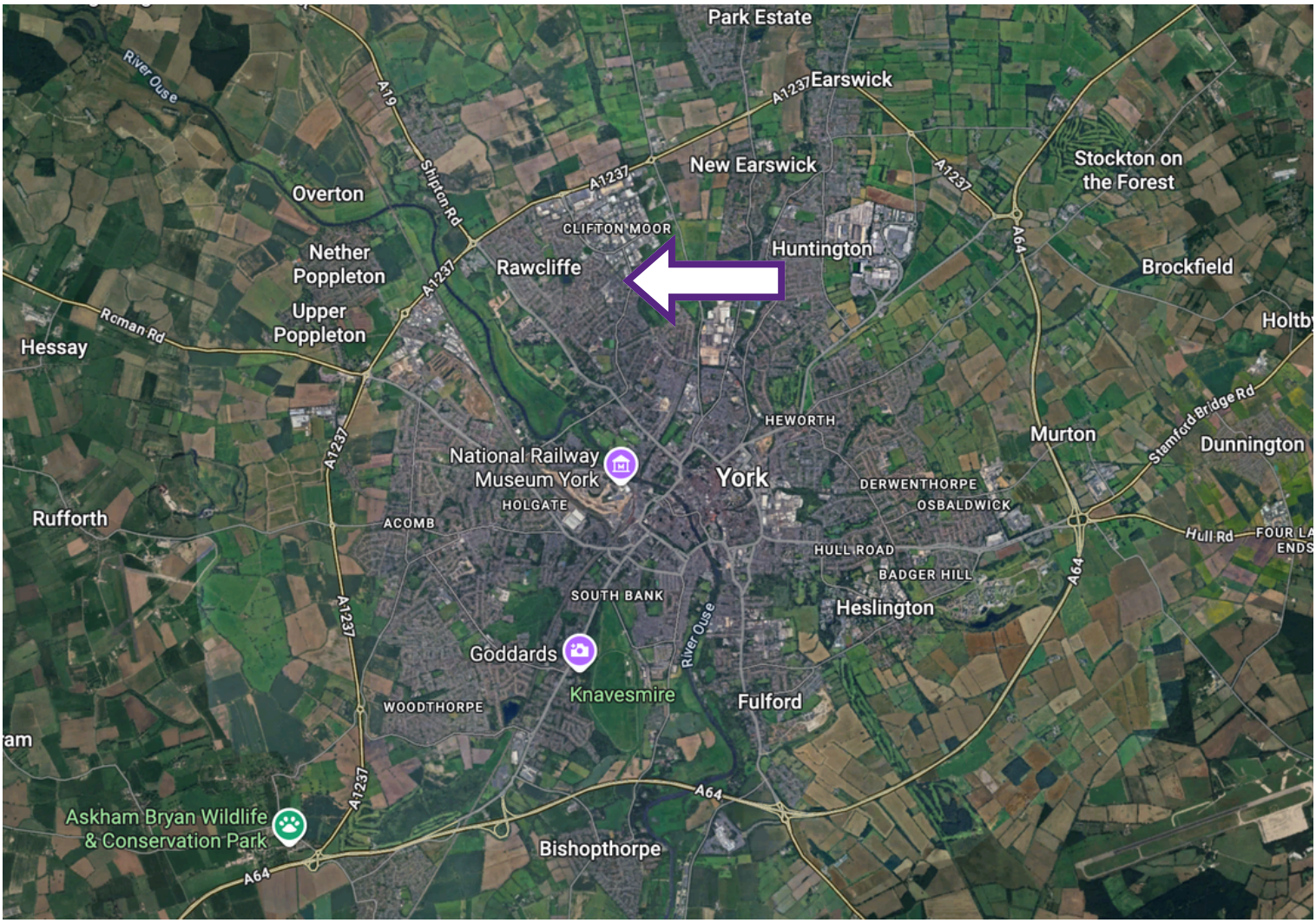






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