# SELF CONTAINED MODERN OFFICES

McBeath
Property Consultancy
01904 692929
mcbeathproperty.co.uk

**TO LET**



## UNIT 5 PIONEER BUSINESS PARK, AMY JOHNSON WAY, YORK, YO30 4TN

- 1,330 - 2,715 SQ.FT (123.52 - 252.17 SQ.M) AVAILABLE
- HIGH QUALITY MODERN OFFICE SUITES
- INDIVIDUAL FLOORS CAN BE LET SEPARATELY
- EXCELLENT ROAD ACCESS TO YORK RING ROAD
- 12 PARKING SPACES

## LOCATION

The property is situated on Amy Johnson Way within Pioneer Business Park, Clifton Moor, approximately 3 miles north of York city centre.

Clifton Moor is an established commercial location comprising a mix of office, retail, leisure and residential uses. The area benefits from excellent road communications, with the A1237 York Outer Ring Road providing access to the A64 and the wider regional road network.

Clifton Moor Retail and Leisure Park is located nearby, offering a wide range of amenities including a Tesco superstore, cafés, restaurants and leisure facilities. York city centre and the wider surrounding area are readily accessible, with public transport services also available locally.

## DESCRIPTION

The property comprises a self contained, detached two-storey office building of brick construction, incorporating extensive glazed elevations.

The accommodation has been refurbished to provide modern office space, with predominantly open plan floorplates and existing internal partitioning. The specification includes air source heat pump reverse cycle air conditioning providing heating and cooling, suspended ceilings with low energy LED lighting and three compartment perimeter trunking.

There are four WCs on the ground floor, including a DDA compliant facility, together with four WCs and a fitted shower on the first floor. Both floors benefit from kitchen facilities incorporating integrated appliances. Further features include burglar and fire alarm systems, with security shutters to the ground floor windows.

Externally, the property benefits from a private car park providing approximately 12 designated parking spaces, together with automatic LED car park lighting.

## ACCOMMODATION

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

| | | |
|---|---|---|
| Ground Floor | 123.52 sq.m | 1,330 sq ft |
| First Floor | 128.65 sq.m | 1,385 sq ft |
| **TOTAL** | **252.17 sq.m** | **2,715 sq.ft** |

The building has a total Gross Internal Area of 3,400 sq.ft (315.80 sq.m).

## LEASE

The property is available to let as a whole or on a floor by floor basis on a new effective full repairing and insuring lease, for a term to be agreed.

The quoting rent is **£42,000 per annum for the whole property**, or £20,500 per annum for the ground floor and £23,000 per annum for the first floor.

*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 £32,750.

The rates payable are approximately £14,475 per annum however 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 are not subject to VAT.

## VIEWING

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


**A: Andrew McBeath**
**T: 01904 692929**
**M: 07725 416002**
**E: andrew@mcbeathproperty.co.uk**

**A: Tom Grimshaw**
**T: 01904 692929**
**M: 07827 965146**
**E: tom@mcbeathproperty.co.uk**








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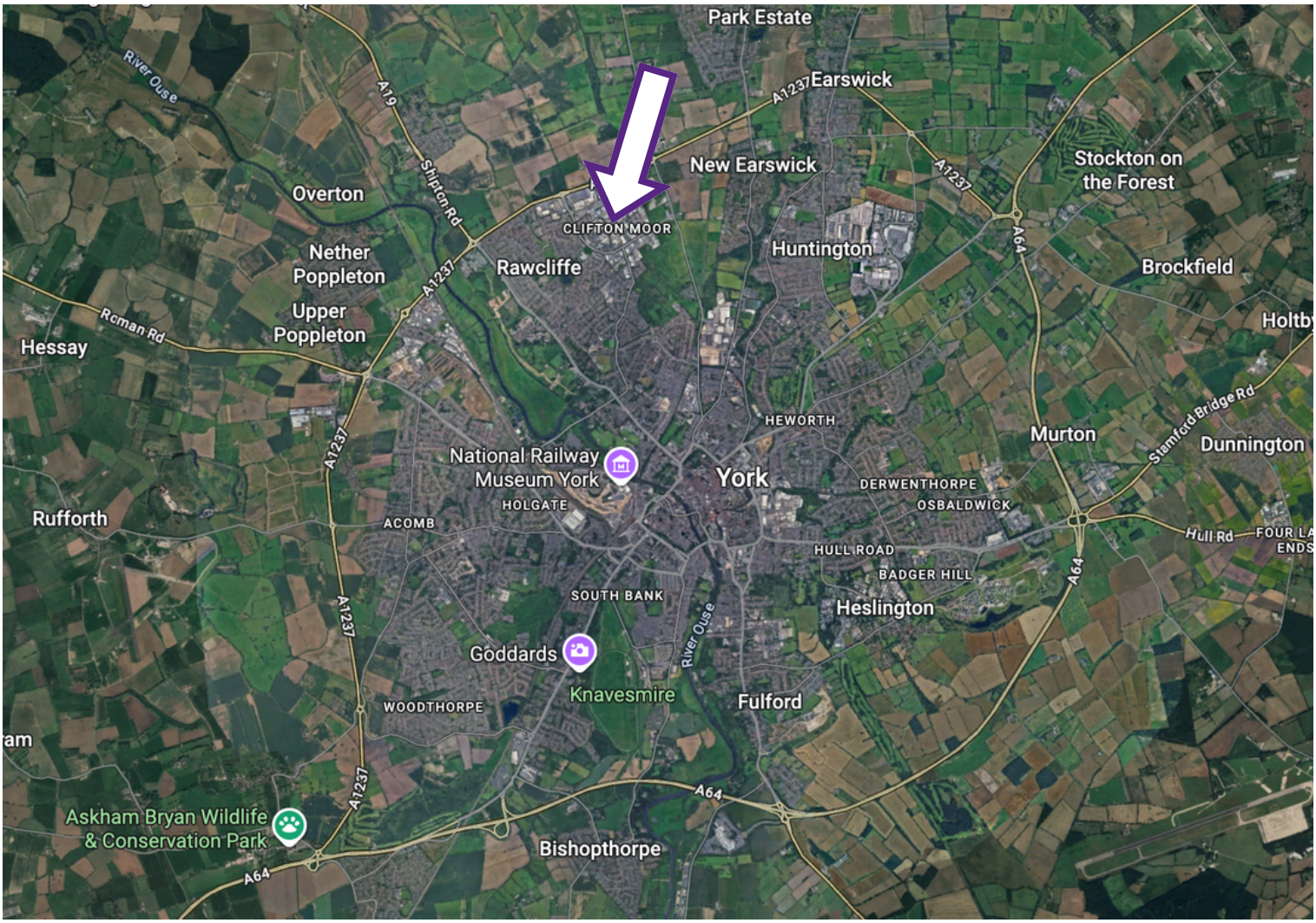


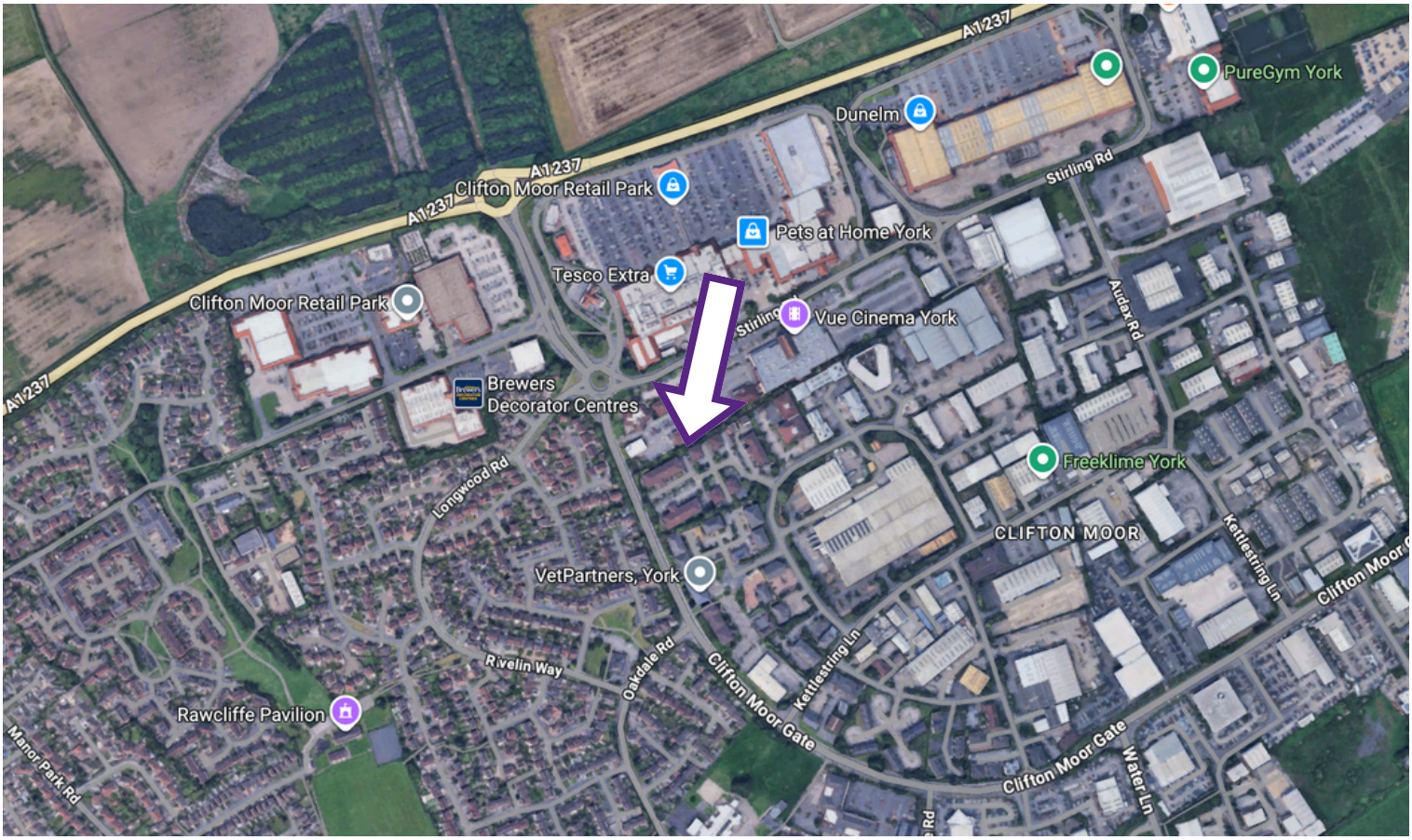






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