

TO LET

# Industrial/ Warehouse Unit

cliftonmoor  
THE PLACE FOR BUSINESS



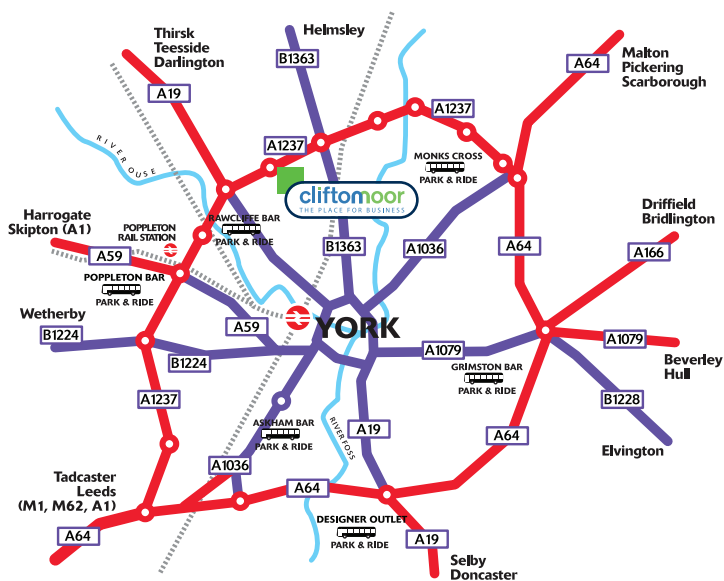
**UNIT 3**  
**SEAFIRE CLOSE**  
CLIFTON MOOR  
YORK  
YO30 4UU

**1,157 SQ FT (107.5 SQ M)**  
**approximately**

- **Well Established Trade Park Location**
- **Secure Yard Area**
- **New Lease Available**
- **Close to the A19 and A64**
- **On Site Security**

# cliftoomoor

THE PLACE FOR BUSINESS



## LOCATION

Clifton Moor is the premier industrial location in York, adjacent to the Clifton Moor Retail Park, two miles north of the city centre and less than one mile from the A1237, linking to the A64. Seafire Close is accessed from Auster Road via Kettlestring Lane.

## DESCRIPTION

The premises provide a detached industrial unit of steel portal frame construction, with profile cladding and brickwork elevations.

The unit benefits from three phase electricity, solid concrete floors, WC facilities, roller shutter door and personnel doors.

The unit is accessed to the side of Unit 4 and has the benefit of a self-contained yard area.

## ACCOMMODATION

The premises have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and provides the following approximate gross internal area:-

DESCRIPTION	AREA SQ FT	AREA SQ M
Industrial/Warehouse	1,157 sq ft	107.5 sq m

Interested parties must however satisfy themselves as to the floor areas of the subject property.

## TERMS

The premises are available by way of a new FRI lease for a term to be agreed.

## SERVICE CHARGE

The incoming tenants will also be responsible for the insurance premium in relation to the units together with a contribution towards the service charge for the landlord's expenses incurred. The services include the maintenance of common areas of the estate, and on site security at evenings and weekends.

## ENERGY PERFORMANCE CERTIFICATE

An energy performance certificate has been commissioned and is available to interested parties.

**E 101-125** **121** This is how energy efficient the building is.

## RATES

We understand that the property has a rateable value of £7,200. Interested parties are advised to make their own enquiries with the City of York Council on (01904) 551140 to establish the rates payable.

## 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.

## LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in connection with any transaction.

## VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment with the agents:

**Flanagan James**  
PROPERTY CONSULTANTS  
**01904 409 590**  
www.flanaganjames.com

**Ryden.co.uk**  
**0113 243 6777**

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