

FOR SALE/ TO LET

BUSINESS UNIT

SUITABLE FOR A VARIETY OF USES
(SUBJECT TO PLANNING)

**UNIT 1 CONCORDE PARK
AMY JOHNSON WAY
CLIFTON MOOR
YORK YO30 4WT**

BUSINESS UNIT Clifton Moor YORK



5,149 sq ft (478.43 sq m)

includes mezzanine of 2,411 sq ft (224.03 sq m)

- Well Established Business/Trade Park Location
- Prominent business unit with dedicated parking
- Flexible Lease Terms Available
- Close to the A1237 Outer Ring Road



BUSINESS UNIT Clifton Moor YORK

LOCATION

Clifton Moor is considered to be the premier business/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, which provides links to the A64 and the regional motorway network. Unit 1 Concorde Park is prominently positioned fronting Amy Johnson Way which is accessed from Kettlestring Lane.

DESCRIPTION

The property comprises an end of terrace unit constructed of full height brickwork and steel frame with block inner leaf, under a pitched and hipped roof covered in profiled metal sheet panels.

Internally, Unit 1 Concorde Park has been converted to provide office/studio accommodation on the ground floor, benefitting from carpeting, emulsioned walls and suspended ceiling with integral fluorescent lighting. A disabled WC's is provided on the ground floor, together with a kitchen. A substantial mezzanine provides storage accommodation at first floor level, accessed via two internal staircases.

The accommodation is currently configured on the ground floor to provide a mixture of smaller offices and store rooms (including computer server room) plus an open plan area, with open plan space to the first floor. Access is via a pedestrian door or through the glazed entrance panel which is situated behind the roller shutter door.

The property has most recently been used for offices, studio and storage uses, however it is capable of being used for a variety of purposes, subject to any necessary planning consent.

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:-

LOCATION	USE	AREA SQ M	AREA SQ FT
Ground Floor	Offices/ Showroom	254.40	2,738
First Floor	Storage	224.03	2,411
TOTAL ACCOMMODATION		478.43	5,149

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

TERMS

The premises are available for sale or on a new FRI lease on flexible terms to be agreed.

RATES

Interested parties are advised to make their own enquiries with the City of York Council on (01904) 613 161 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.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been commissioned and a copy is available upon request.



VIEWINGS

Strictly by appointment with the sole agents:



Richard Flanagan

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