

TO LET
Ground Floor

Spitfire House
Amy Johnson Way
Clifton Moor York YO30 4XZ

Modern Self Contained Offices



1,428 – 4,774 sq ft (132.7 – 443.4 sq m)
approximately, net internal area

With on-site parking



LOCATION

Clifton Moor is a well-established premier location for business 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. Amy Johnson Way is accessed via Kettlestring Lane which connects to Clifton Moor Gate.

DESCRIPTION

Spitfire House provides modern self-contained office accommodation benefitting from the following:

- Fitted kitchen
- Suspended ceilings with integrated lighting
- 3 compartment perimeter trunking and additional surface mounted twin socket power outlets
- Fully carpeted
- Gas central heating
- Window blinds
- Server room
- Male/female/disabled WC facilities
- On-site dedicated car parking

RATES

The ground floor of Spitfire House is assessed from the VOA website as follows:

Suite A	£22,000 RV
Suites B&C	£31,750 RV

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 this transaction.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been commissioned and a copy will be made available to interested parties.

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This is how energy efficient the building is.

ACCOMMODATION

The Ground floor is available as a whole or on a suite by suite basis as follows:

Description	Size (SqM)	Size (SqFt)	Car Spaces
Suite A	177	1,906	9
Suite B	133.78	1,440	6
Suite C	132.66	1,428	6
Total	443.44	4,774	21

The above floor areas are approximate net internal floor areas.

TERMS

The premises are available to let on flexible terms at affordable rents.

FURTHER INFORMATION/ VIEWING ARRANGEMENTS

By way of arrangement with our joint agents.



Flanagan James
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