

TO LET

UNIT 2 SEVERUS COURT  
CENTURION WAY  
CLIFTON MOOR  
YORK YO30 4WW



## Modern Industrial/Warehouse Unit

**5,441 sq ft (505.46 sq m)** approximately  
Plus mezzanine of  
**616 sq ft (57.19 sq m)**

Well Established Trade Park Location  
Dedicated parking  
Includes offices of 593 sq ft (55.03 sq m)



## LOCATION

Clifton Moor is considered to be the premier industrial and business 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 links to the A59 and A64. The property is located on Centurion Way which is accessed directly from Clifton Moor Gate.

## DESCRIPTION

The property comprises a semi-detached industrial/warehouse unit of steel portal frame construction, with profile cladding and brickwork elevations.

The unit is set within a shared secure yard and benefits from mains services including three phase electricity, and has a solid concrete floor, WC facilities, 2 x roller shutter doors and a working height of 4.75 m.

Internally the unit has ground floor offices with mezzanine storage above.

## RATES

We understand that the property is currently assessed as warehouse and premises with a rateable value of £40,250. 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.

## ACCOMMODATION

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

DESCRIPTION	AREA SQ FT	AREA SQ M
Industrial/Warehouse	4,848	450.40
Offices	593	55.06
<b>Total</b>	<b>5,441</b>	<b>505.46</b>

The unit also provides mezzanine storage of approximately 616 sq ft (57.19 sq m). Interested parties must however satisfy themselves as to the floor areas of the subject property.

## TERMS

The property is available by way of the assignment of the existing full repairing and insuring lease which expires on 30 June 2021 at a current passing rental of £43,000 per annum exclusive. Alternatively, consideration may be given to granting an underlease on terms to be agreed.

## 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.

## VIEWINGS

Viewing strictly by prior appointment with the joint agents:

**EATON COMMERCIAL**

PROPERTY CONSULTANTS

**0114 349 1190**

[www.eatoncommercial.com](http://www.eatoncommercial.com)

**Tom Eaton or Robert Eaton**

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