

TO **LET**

# Industrial Unit/ Trade Counter

cliftonmoor  
THE PLACE FOR BUSINESS



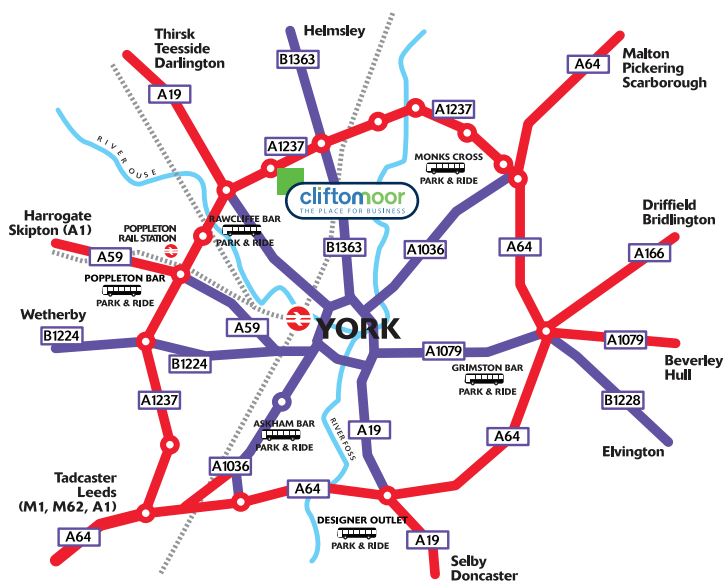
**13 AUSTER ROAD**  
KETTLESTRING LANE  
CLIFTON MOOR  
YORK  
YO30 4XD

**84.63 SQ M (911 SQ FT)**

- **Well Established Trade Park Location**
- **Close to the A19 and A64**
- **On Site Security**

# cliftoomoor

THE PLACE FOR BUSINESS



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. Auster Road is accessed via both Kettlestring Lane and Seafire Close.

## DESCRIPTION

The premises provide an end of terrace industrial unit of steel portal frame construction, with profile cladding and brickwork elevations.

This single unit benefits from three phase electricity, a solid concrete floor, WC facilities, roller shutter door and a single personnel door.

To the front of the unit is a dedicated parking area plus shared forecourt/yard.

Important Notice: Ryden is a limited liability partnership registered in Scotland. Messrs Ryden and Flanagan James for themselves and for vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Ryden and Flanagan James has any authority to make or give any representation or warranty whatever in relation to this property. November 2016

Design/ Photography www.purplemarbles.com T: 01904 761 116

## 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 M	AREA SQ FT
Industrial Premises	84.63 sq m	911 sq ft

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 tenant will also be responsible for the insurance premium in relation to the unit 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.

## RATES

We understand that the property has a rateable value of £5,400. 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 this transaction.

## VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment with the agents:

  
**Flanagan James**  
 PROPERTY CONSULTANTS  
**01904 409 590**  
[www.flanaganjames.com](http://www.flanaganjames.com)

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

**Dan Hodge**  
 T: 0113 386 8806  
 E: dan.hodge@ryden.co.uk

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 T: 01904 409 590  
 E: richard@flanaganjames.com

**Daniel Clinch**  
 T: 0113 386 8802  
 E: daniel.clinch@ryden.co.uk

On behalf of the landlord

**IPIF**  
 0800 804 8860  
[www.ipif.com](http://www.ipif.com)