

TO **LET**

Industrial/ Trade Counter Units

cliftonmoor
THE PLACE FOR BUSINESS



1-4 AUSTER ROAD
KETTLESTRING LANE
CLIFTON MOOR
YORK
YO30 4XD

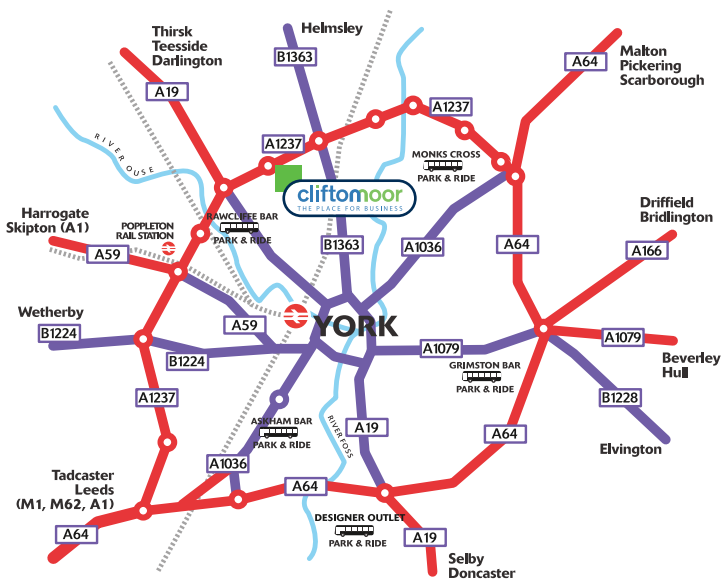
(Ref: TR1)

**902 SQ FT (83.81 SQ M) -
3,624 SQ FT (336.65 SQ M)**

- **Well Established Trade Park Location**
- **Prominent Location on Estate**
- **Flexible Lease Terms 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. Auster Road is accessed via both Kettlestring Lane and Seafire Close.

DESCRIPTION

The premises provide part of a terrace of industrial units of steel portal frame construction, with profile cladding and brickwork elevations, and an eaves height of approximately 3.73 m.

The units benefit from three phase electricity, solid concrete floors, WC facilities, roller shutter doors and personnel doors.

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 them 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 2012

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
Unit 1	85.08	916
Unit 2	83.81	902
Unit 3	83.95	904
Unit 4	83.81	902
TOTAL	336.65	3,624

Unit 1 provides offices of approximately 8.5 sq m (92 sq ft) included in the above.

The units can be combined to suit larger requirements.

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 ingoing 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.

RATES

We understand that the property has rateable values as follows:

Unit 1	£5,300
Unit 2	£5,300
Unit 3	£5,300
Unit 4	£5,700

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.

VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment with the agents:


FlanaganJames
 PROPERTY CONSULTANTS
01904 409 590
www.flanaganjames.com

Ryden.co.uk
0113 243 6777

Steven Jones
 T: 0113 386 8802
 E: steven.jones@ryden.co.uk

Richard Flanagan
 T: 01904 409 590
 E: richard@flanagnajames.com

Craig Goody
 T: 0113 386 8820
 E: craig.goody@ryden.co.uk