

TO **LET**

Industrial/ Warehouse Unit

cliftonmoor
THE PLACE FOR BUSINESS



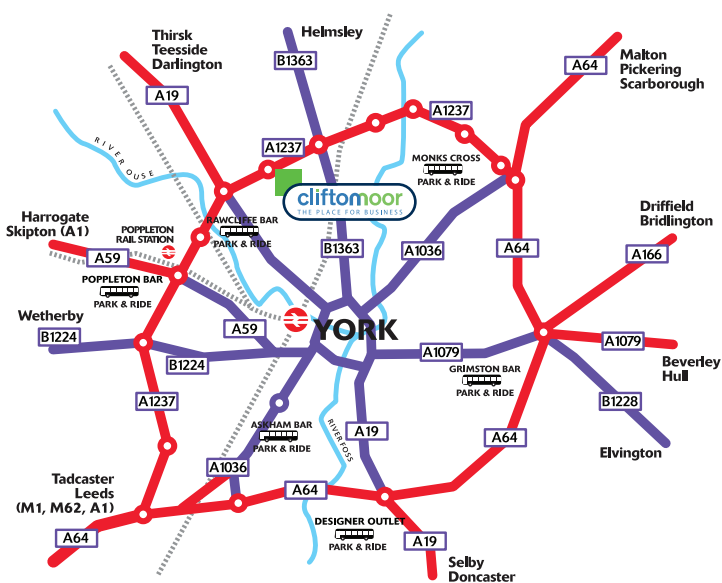
21-22 AUSTER ROAD
CLIFTON MOOR
YORK
YO30 4XA

APPROXIMATELY
1,848 SQ FT (171.68 SQ M)

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

cliftoomoor

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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 a mid terrace industrial unit of steel portal frame construction, with profile cladding and brickwork elevations.

Formerly two separate units, the dividing wall has been removed to provide a single unit benefiting from 3 phase electrics, a solid concrete floor, WC and kitchenette facilities, two roller shutter and two single personnel doors.

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

ACCOMMODATION

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

DESCRIPTION	AREA SQ FT	AREA SQ M
Industrial Premises	1,848 sq ft	171.68 sq m

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 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.

ENERGY PERFORMANCE CERTIFICATE

An energy performance certificate has been commissioned and is available to interested parties.

E 101-125 **123** This is how energy efficient the building is.

RATES

We understand that the property has a rateable value of £10,000. 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 this transaction.

VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment with the agents:

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