

TO LET

# Industrial/ Trade Counter Units

cliftonmoor  
THE PLACE FOR BUSINESS



**26-28 AUSTER ROAD**  
CLIFTON MOOR  
YORK  
YO30 4XA

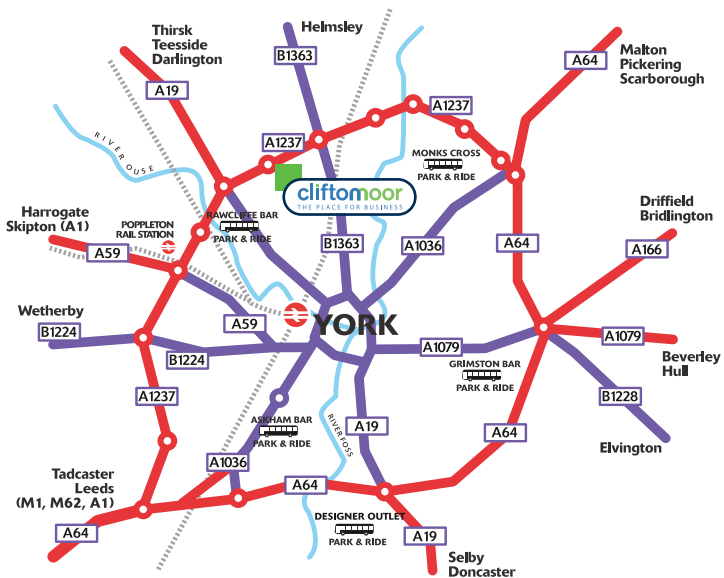
(Ref: TR16C)

**256.4 SQ M (2,760 SQ FT)**

- 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.

The unit benefits from three phase electricity, solid concrete floors, WC and kitchen facilities, roller shutter doors and personnel doors.

To the front of the unit is a dedicated parking area, and there is a rear shared yard.

## 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/Warehouse	256.40 sq m	2,760 sq ft

The unit also provides a small kitchen of approximately 7.45 sq m (80 sq ft) included in the above.

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 a rateable value of £17,000. 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](http://www.flanaganjames.com)

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

**Dan Smith**  
T: 0113 386 8835  
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**Richard Flanagan**  
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