TO LET

Industrial/ Warehouse Unit



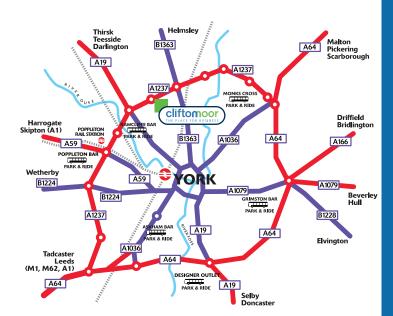


UNITS 4-6
STIRLING PARK
BLERIOT WAY
CLIFTON MOOR
YORK
YO30 4WU

1,895 - 7,591 SQ FT (176 - 705 SQ M) approximately

Available separately or in any combination to suit requirements

- Well Established Trade Park Location
- Dedicated Parking
- New Lease Available
- Close to the A19 and A64
- On Site Security



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, linking to the A64. Stirling Park is on Bleriot Way and is accessed from Amy Johnson Way via Kettlestring Lane.

DESCRIPTION

The premises provide a terrace of industrial/warehouse units of steel portal frame construction, with profile cladding and brickwork elevations.

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

Units 5 and 6 have ground floor offices and Unit 4 has offices over ground and first floor.

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:-

UNIT	FLOOR	USE	SQ FT	SQ M
4	Ground	Warehouse/Industrial	2,002	186.05
	Ground	Office	663	61.56
	First	Office	663	61.56
Total			3,328	309.17
UNIT	FLOOR	USE	SQ FT	SQ M
5	Ground	Warehouse/Industrial	1,543	143.39
	Ground	Office	352	32.68
Total			1,895	176.07
UNIT	FLOOR	USE	SQ FT	SQ M
6	Ground	Warehouse/Industrial	1,962	182.25
	Ground	Office	406	37.76
Total			2,368	220.01

This gives a total gross internal floor area of 7,591 sq ft (705.25 sq m) for all the units combined.

Interested parties must however satisfy themselves as to the floor areas of the subject property.

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TERMS

The premises are available by way of new full repairing and insuring leases 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.

ENERGY PERFORMANCE CERTIFICATE

Energy performance certificates have been commissioned and are available to interested parties.







This is how energy efficient the building is.

RATES

We understand that the property is currently assessed as a single property and has a rateable value of £54,500.

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.

VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment with the agents:



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On behalf of the landlord

