

FOR **SALE**/
TO **LET**

**UNIT 6
PIONEER BUSINESS PARK
CLIFTON MOOR
NORTH YORKSHIRE
YORK YO30 4TN**

Modern High Quality Offices



**2,805 Sq Ft (260.63 Sq M)
Approximately**

**A FANTASTIC OPPORTUNITY TO PURCHASE A
DETACHED MODERN OFFICE BUILDING WITH
PARKING IN THE POPULAR CLIFTON MOOR
BUSINESS PARK!!**



Modern High Quality Offices

LOCATION

Situated in the heart of the UK, York is an attractive vibrant and internationally renowned city considered to be one of the most desirable locations, to live, visit and do business. York has one of the fastest growing economies in the UK with a diverse range of businesses across a number of sectors including retail, tourism, rail, digital/IT, finance, insurance and high-tech innovation clusters.

York has attracted a number of major companies and government agencies and occupiers which include Nestlé, Aviva, Shepherd Group and Hiscox Insurance has recently completed construction of a new HQ office for 500 staff.

Clifton Moor is a well-established 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, which provides links to the A64 and the regional motorway network. Pioneer Business Park is positioned on Amy Johnson Way which is accessed from Kettlestring Lane.

DESCRIPTION

The property comprises a detached two storey office building of brick construction underneath a pitched and hipped clay pan tile covered roof, with double glazed metal framed windows and feature glazing panel to the front elevation.

Internally, Unit 6 Pioneer Business Park provides a mixture of open plan accommodation and individual partitioned rooms on the ground floor, with vinyl floor covering, plus kitchen, server room, together with disabled and ladies WC accommodation provided.

The first floor is currently configured as cellular offices, which are carpeted, with kitchen, store room and with ladies and gents WC accommodation being provided. The unit has emulsioned walls and suspended ceilings with integral fluorescent lighting throughout, and gas heating is provided by a traditional wet central heating system.

Externally to the front is a dedicated parking area for 12 cars, with security lighting.

ACCOMMODATION

We have measured the property in accordance with International Property Measurement Standards (IPMS 3) and calculate the property provides the following floor areas:

LOCATION	USE	AREA SQ M	AREA SQ FT
Ground Floor	Offices	124.81	1,343
	Server Room	2.90	31
	Offices	128.54	1,384
First Floor	Kitchen	2.62	28
	Store	1.76	19
	TOTAL ACCOMMODATION	260.63 SQ M	2,805 SQ FT

TERMS

The property is available for sale, and the freehold is available for £355,000

Alternatively the property is available on a new full repairing and insuring lease for a term of years to be agreed at a rental of £32,000 per annum exclusive and further consideration may be given to letting on a floor by floor basis.

RATES

We are advised that the property is currently assessed as follows:

LOCATION	RATEABLE VALUE
Ground Floor	£15,250
First Floor	£16,500

VAT

VAT will be charged on the rent or purchase price, and all other outgoing. Any offer received will be deemed to be exclusive of VAT.

LEGAL COSTS

Each party are to be responsible for their own legal costs.

ENERGY PERFORMANCE CERTIFICATE

Copies of EPC's are available to interested parties upon request.



Ground Floor



First Floor

VIEWINGS

Strictly by appointment with the sole agents:



Richard Flanagan

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E: richard@flanaganjames.com

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