

TO **LET**

Industrial/ Warehouse Unit

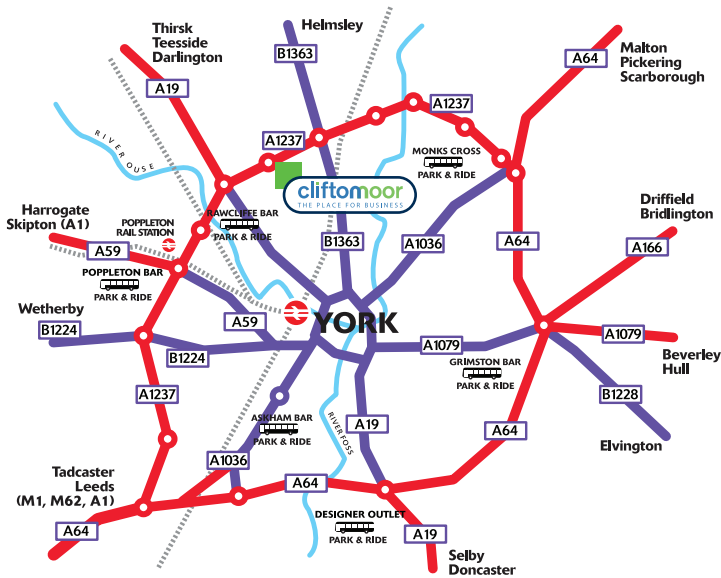
cliftonmoor
THE PLACE FOR BUSINESS



UNIT 9
SEAFIRE CLOSE
CLIFTON MOOR
YORK
YO30 4UU

7,619 sq ft (707.78sq m)
approximately

- **Well Established Trade Park Location**
- **Large Yard Area**
- **New Lease Available**
- **Close to the A19 and A64**
- **On Site Security**



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. Seafire Close is accessed from Auster Road via Kettlestring Lane.

DESCRIPTION

The premises provide a detached industrial unit of steel portal frame construction, with profiled metal cladding and part brickwork elevations.

Internally the unit provides warehouse/industrial space with staff welfare block which includes male, female, and disabled WC accommodation plus kitchen. The property benefits from a 3 phase electricity supply, high bay lighting, 2 roller shutter doors and a height to the underside of haunches of 5.3m.

Externally the property has a large concrete surfaced yard with part accommodating a small fenced compound and there is also a dedicated parking area.

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 FT	AREA SQ M
Industrial/Warehouse	7,619	707.78

Included in the above is the welfare block of 508 sq ft (47.15 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 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.

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. October 2016

Design/ Photography info@purplemarbles.com



ENERGY PERFORMANCE CERTIFICATE

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

D 76-100

◀ 84

This is how energy efficient the building is.

RATES

We understand that the property has a rateable value of £48,750.

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:

Flanagan James
PROPERTY CONSULTANTS

01904 409 590

www.flanaganjames.com

Ryden.co.uk

0113 243 6777

Dan Hodge
T: 0113 386 8806
E: dan.hodge@ryden.co.uk

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

On behalf of the landlord

IPIF

0800 804 8860

www.ipif.com