

TO LET

Industrial Unit

cliftonmoor
THE PLACE FOR BUSINESS



AUSTER ROAD
CLIFTON MOOR
YORK
YO30 4XA

(Ref: TR74)

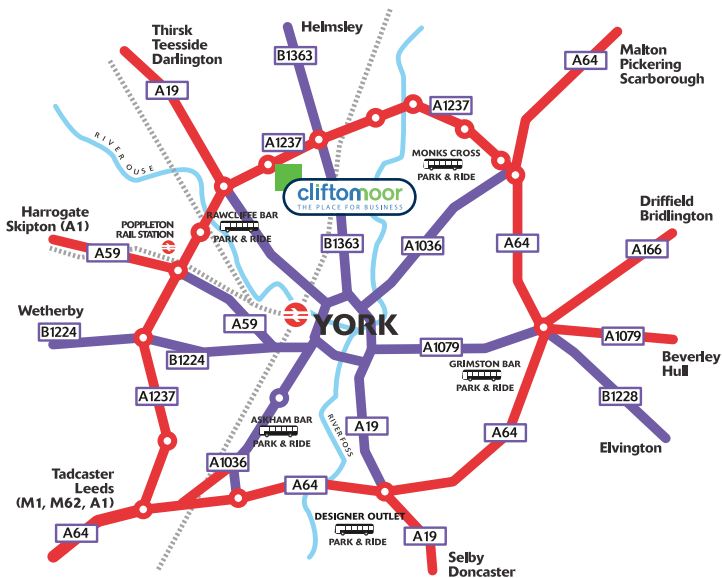
APPROXIMATELY
1,587 SQ FT (147.43 SQ M)

Plus secure yard of
563 SQ YDS (471 SQ M)

- **Well Established Trade Park Location**
- **Flexible Lease Terms Available**
- **Refurbished Accommodation**
- **Self Contained Yard**
- **On Site Security**

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LOCATION

Clifton Moor is the premier industrial trade park 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 detached industrial unit of steel portal frame construction, with profile cladding and brickwork elevations.

The unit benefits from 3 phase electrics, a solid concrete floor, WC and kitchenette facilities, one roller shutter (3.5m x 3m) two double and one single personnel doors. The unit has been subdivided to provide two offices over ground and first floors and has height of approximately 4 metres (13ft) to the underside of the haunches.

The unit has a parking area to the front and to the rear a secure fenced compound area.

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
Warehouse & Ground Floor Offices	1,587 sq ft	147.43 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.

RATES

We understand the property has a rateable value of £13,250. Interested parties are advised to make their own enquiries with the City of York Council on (01904) 613161.

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 is 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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