

TO **LET**

# Industrial/ Warehouse Unit

cliftonmoor  
THE PLACE FOR BUSINESS

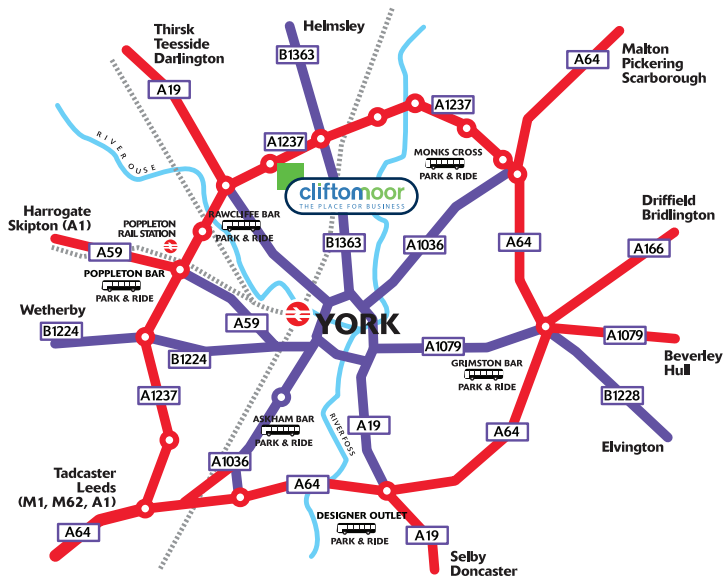


**UNIT 7**  
**STIRLING PARK**  
CLIFTON MOOR  
YORK  
YO30 4WU

**2,346 SQ FT (218 SQ M)**  
approximately

**PLUS MEZZANINE of**  
**405 SQ FT (37.6 SQ M)**

- **Well Established Trade Park Location**
- **Dedicated Parking**
- **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. Stirling Park is on Bleriot Way and is accessed from Amy Johnson Way via Kettlestring Lane.

## DESCRIPTION

The premises provide an end of terrace industrial unit of steel portal frame construction, with profile cladding and brickwork elevations.

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

Internally the unit has offices on the ground floor and mezzanine level.

## 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	1,941 sq ft	180.4 sq m
Office	405 sq ft	37.6 sq m
<b>TOTAL</b>	<b>2,346 sq ft</b>	<b>218.0 sq m</b>

In addition the property has a mezzanine floor area of 405 sq ft (37.6 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.

## ENERGY PERFORMANCE CERTIFICATE

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

**D76-100**

◀ 90

This is how energy efficient the building is.

## RATES

We understand that the property has a rateable value of £21,250. 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:

**FlanaganJames**  
PROPERTY CONSULTANTS

01904 409 590

www.flanaganjames.com

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

**Ryden.co.uk**

**0113 243 6777**

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

**Maisie Scruton**  
T: 0113 386 8816  
E: maisie.scruton@ryden.co.uk

On behalf of the landlord

**0800 804 8860**

www.ipif.com

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 2019