

TO **LET**

# Workshop/ Warehouse Unit

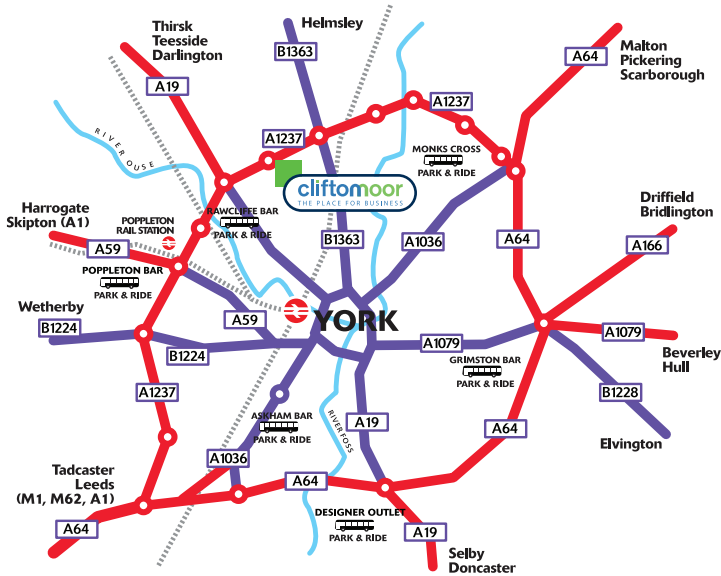
cliftonmoor  
THE PLACE FOR BUSINESS



**UNIT 39**  
**AUSTER ROAD**  
CLIFTON MOOR  
YORK  
YO30 4XD

**84 SQ M (905 SQ FT)**

- **Well Established Trade Park Location**
- **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. Auster Road is accessed via both Kettlestring Lane and Seafire Close.

## DESCRIPTION

The premises provide a mid-terrace industrial unit of steel portal frame construction, with profile cladding and brickwork elevations.

This single unit benefits from three phase electricity, a solid concrete floor, WC facilities, roller shutter door and a single personnel door.

To the front of the unit is a dedicated parking area plus shared forecourt/yard.

## 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
Workshop/ Warehouse	905	84

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.

**D 76-100** **98** This is how energy efficient the building is.

## RATES

We understand that the property has a rateable value of £8,600. 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@flanaganjames.com

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

On behalf of the landlord

**IPIF**  
0800 804 8860  
www.ipif.com

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