

TO LET

New Industrial/ Warehouse Unit

(SUBJECT TO PLANNING)

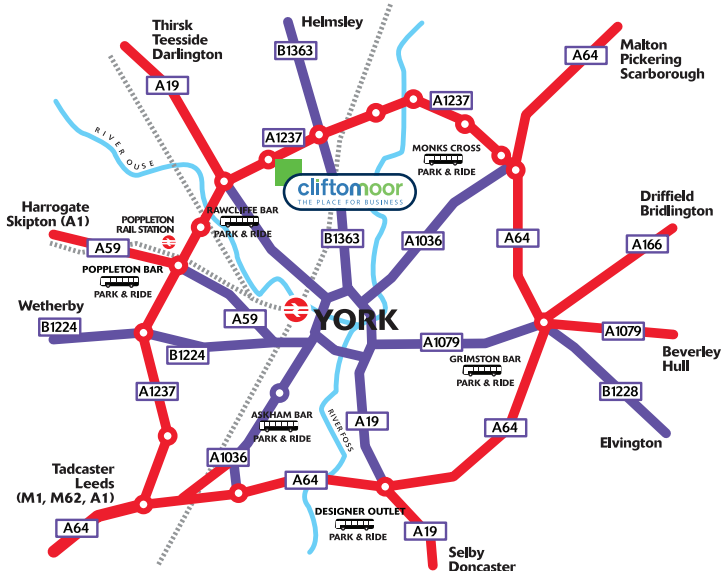
cliftonmoor
THE PLACE FOR BUSINESS



KETTLESTRING LANE
CLIFTON MOOR
YORK
YO30 4GQ

20,000 SQ FT
(1,858 SQ M) approximately

- **Well Established Trade Park Location**
- **Including 2,000 sq ft (185 sq m) offices**
- **Dedicated service yard and parking**
- **New lease available**
- **Close to the A19 and A64**



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, A59 and A19. The property is located on Kettlestring Lane which is accessed directly from Clifton Moor Gate.

DESCRIPTION

Once constructed the premises will provide a detached industrial/warehouse unit of steel portal frame construction, with profiled metal cladding and part brickwork elevations.

Internally the unit will provide office and WC accommodation plus kitchen. The property will benefit from a 3 phase electricity supply, 2 sectional overhead loading doors and a height to the underside of haunches of 6.5m.

Externally the property has a concrete surfaced yard incorporating a dedicated parking area.

ACCOMMODATION

The premises will provide the following approximate gross internal area:-

DESCRIPTION	AREA SQ FT	AREA SQ M
Industrial/Warehouse	20,000	1,858

Included in the above are offices of approximately 2,000 sq ft (185 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.

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

On behalf of the landlord

IPIF
0800 804 8860
www.ipif.com

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Design/ Photography info@purplemarbles.com