

TO **LET**

# New Industrial/ Warehouse Unit

(SUBJECT TO PLANNING)

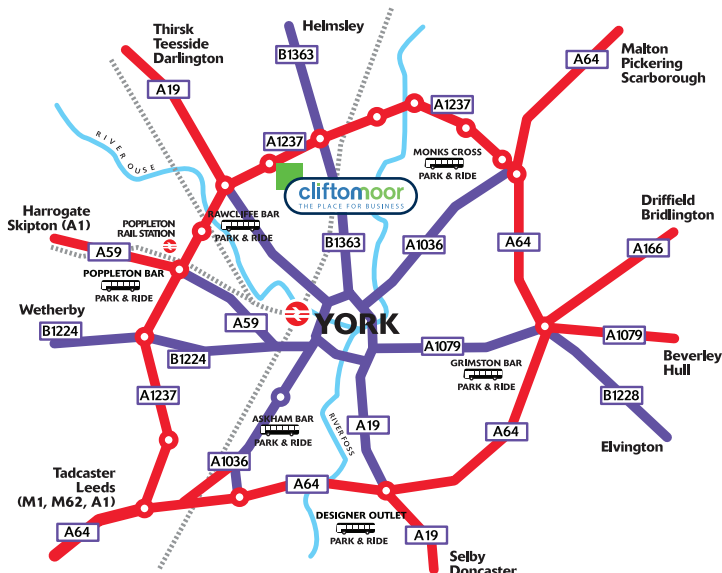
**cliftonmoor**  
THE PLACE FOR BUSINESS



**UNIT 2**  
**SEAFIRE CLOSE**  
CLIFTON MOOR  
YORK  
YO30 4UU

**6,000 SQ FT**  
**(557.41 SQ M) approximately**

- **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, A59 and A19. Seafire Close is accessed from Auster Road via Kettlestring Lane.

## 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, sectional overhead loading door and a height to the underside of haunches of 6.0m.

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	6,000	557.41

Included in the above are offices of approximately 600 sq ft (55.74 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:



**Richard Flanagan**  
T: 01904 409 590  
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**Dan Hodge**  
T: 0113 386 8806  
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On behalf of the landlord



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