

TO **LET**

# New Trade Units

(SUBJECT TO PLANNING)



**KETTLESTRING PARK**  
KETTLESTRING LANE CLIFTON MOOR  
YORK YO30 4XF

**1,500 SQ FT (139 SQ M)  
to 4,880 SQ FT (453 SQ M) approximately**  
Units can be combined to suit larger requirements

- Well Established Trade Park Location
- Main Roadside Prominence
- New leases available
- Close to the A19 and A64

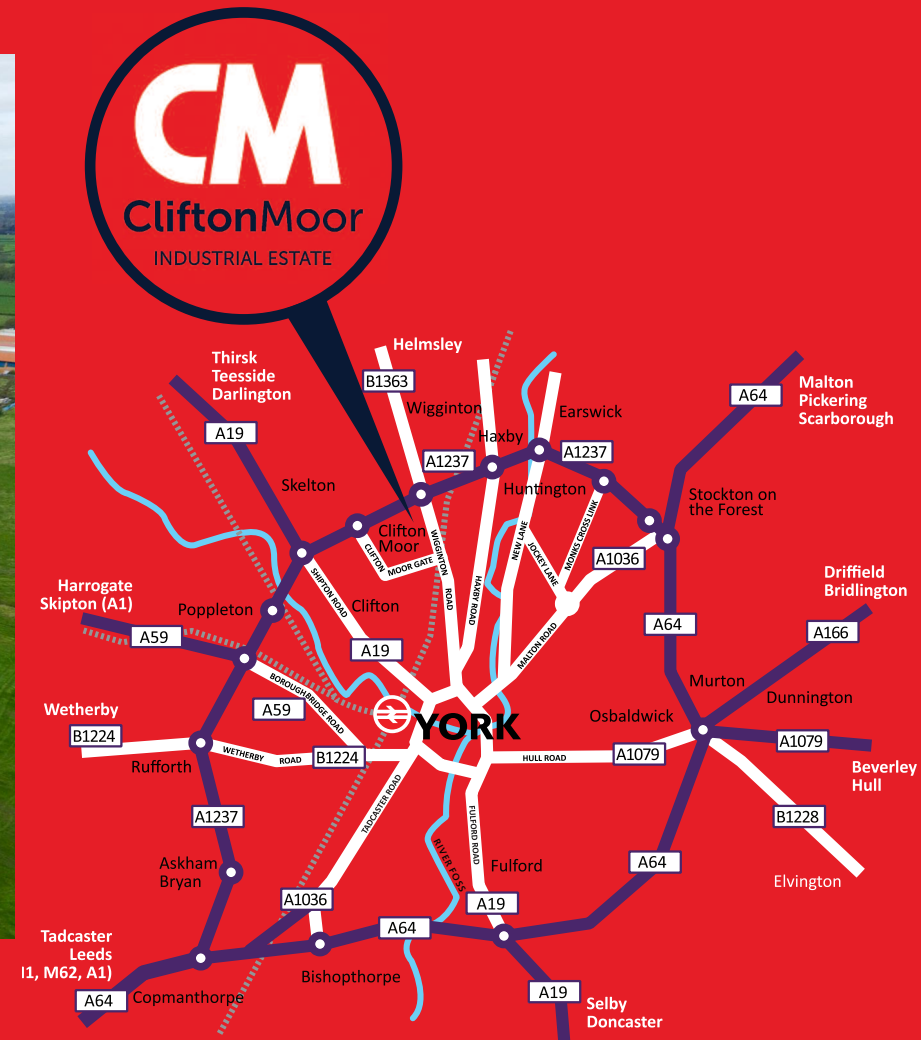


## LOCATION



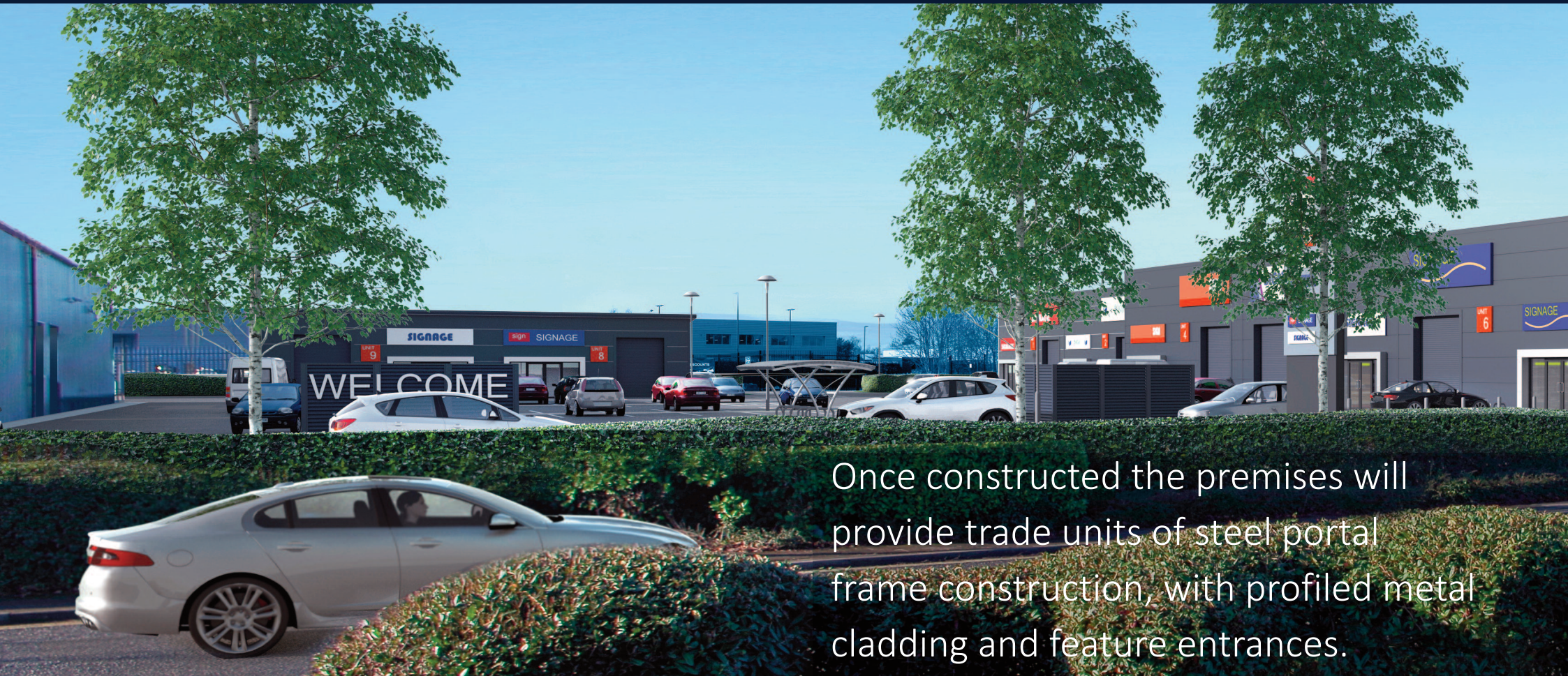
Clifton Moor is the premier industrial location in York

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. Kettlestring Park is located on Kettlestring Lane which is accessed directly from Clifton Moor Gate.





# DESCRIPTION



Once constructed the premises will provide trade units of steel portal frame construction, with profiled metal cladding and feature entrances.

1,500 SQ FT (139 SQ M) to  
4,880 SQ FT (453 SQ M) approximately

Externally the properties will have a concrete surfaced yard incorporating dedicated parking.



# ACCOMODATION

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

UNIT	AREA SQ FT	AREA SQ M
6	1,500	139
7	1,500	139
8	3,150	293
9	3,150	293
10	4,200	390
11	4,880	453
12	4,880	453
13	4,880	453
14	3,500	325

Units can be combined to suit larger requirements.

Interested parties must however satisfy themselves as to the floor areas of the subject property.



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## 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:



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On behalf of the landlord

