

TO LET

**UNIT 46/47 AUSTER ROAD
CLIFTON MOOR
YORK
YO30 4XD**

Industrial/Trade Counter Unit



1,811 sq ft (168.26 sq m) approximately

- Well Established Trade Park Location
- Prominent Location on Estate
- Close to York Outer Ring Road
- On Site Security

DESCRIPTION

The property comprises a mid terrace warehouse/industrial unit benefitting from the following:

- Shared Yard
- On site parking
- Three phase electrical supply
- 3.75 m to underside of haunches
- WC Facilities
- Roller shutter goods doors

LOCATION

Clifton Moor is considered the premier industrial location in York, adjacent to the Clifton Moor Retail Park, approximately 2 miles north of the city centre and less than one mile from the York Outer Ring Road (A1237) which provides links to the A64, A59 and A19.

Auster Road can be accessed from Clifton Moorgate via Kettlestring Lane or alternatively from Stirling Road via Audax Road,

ACCOMMODATION

Unit 4 Auster Road provides the following approximate gross internal floor area:

Description	Sq m	Sq ft
Warehouse	168.26	1,811
Total	168.26	1,811



LEASE TERMS

The unit is available to let on a new full repairing and insuring lease for a term of years to agreed. Rental on application.

EPC

The property has been assessed to have an EPC rating of 76D for Unit 46 and 83D for Unit 47.

SERVICE CHARGE

The ingoing tenants will also be responsible for the building insurance premium in relation to the unit together with a contribution towards the upkeep of the estate by way of service charge.

VIEWINGS

Strictly by appointment with the joint agents:

Richard Flanagan MRICS
+44 1904 409590
richard@flanaganjames.com

Jonathan O'Connor
+44 113 386 8816
Jonathan.o'connor@ryden.co.uk



RATEABLE VALUE

We understand from the Valuation Office Agency website that the property is described as “warehouse and premises” and has a 2023 rateable value of £15,250 however interested parties should contact the local authority to verify.

VAT

All prices, premiums or rents are quoted exclusive of VAT which will be charged at the prevailing rate.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.