

# TO LET

UNIT 2 STIRLING PARK  
CLIFTON MOOR  
YORK  
YO30 4WU



Industrial/Warehouse Unit

**2,521 sq ft (234.21 sq m) approximately**

- Well Established Location
- Dedicated Parking
- Close to York Outer Ring Road
- On Site Security

## DESCRIPTION

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

- Dedicated Yard
- On site parking
- Three phase electrical supply
- 6 m to underside of haunches
- WC Facilities
- Roller shutter goods door

## ACCOMMODATION

Unit 2 Stirling Park provides the following approximate gross internal floor area:

Description	Sq m	Sq ft
Warehouse	234.21	2,521
<b>Total</b>	<b>234.21</b>	<b>2,521</b>

## 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.

Stirling Park is located on Bleriot Way and is accessed from Amy Johnson Way via Kettlestring Lane.



## 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 B39.

## 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.

## RATEABLE VALUE

The property is described in the rating list as workshop and premises with a 2023 Rateable Value of £19,500.

## 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.

## VIEWINGS

Strictly by appointment with the joint agents:

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