TO LET

UNIT 4 STIRLING PARK CLIFTON MOOR YORK YO30 4WU



3,328 sq ft (309.17 sq m) approximately Including 2 storey offices of 1,403 sq ft (130.34 sq m)

- 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:

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

ACCOMMODATION

Unit 4 Stirling Park provides the following approximate gross internal floor area:

Description	Sq m	Sq ft
Warehouse 2 storey offices	178.83 130.34	1,925 1,403
Total	309.17	3,328



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.



The property is described in the rating list as workshop and

All prices, premiums or rents are quoted exclusive of VAT which

Each party is to be responsible for their own legal costs incurred

premises with a 2023 Rateable Value of £26,750.

will be charged at the prevailing rate.

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 C58.

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

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VAT

RATEABLE VALUE

LEGAL COSTS

in the transaction.



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