

# Stirling Park



PRIME TRADE  
LOCATION



FULLY  
REFURBISHED



EASY ACCESS TO  
A19, A59 & A64



AVAILABLE IMMEDIATELY

# CM

CliftonMoor  
INDUSTRIAL ESTATE

# TO LET

UNIT 4 | 3,328 ft<sup>2</sup> (309 m<sup>2</sup>)

Refurbished Industrial / Trade Counter Unit

Stirling Park | Bleriot Way | York YO30 4WU

WWW.CLIFTONMOOR.CO.UK

PRIME TRADE LOCATION

# Stirling Park

Bleriot Way | YO30 4WU



HOWDENS

eurocell

euro GAR PARTS

BRANDON

TESCO

CLIFTON MOOR RETAIL PARK

vue

Topps Tiles

SCREWFIX

Dunelm

Iceland

MATALAN

Travis Perkins

CROWN PAINTS

MKM BUILDING SUPPLIES

Wickes

JEWSON

TOOLSTATION

WOLSELEY PIPE

SIG

JAGUAR LAND ROVER

PaintWell

EASY BATHROOMS

MOSS

Bluewater

Royal Mail

YESSS ELECTRICAL

CLIFTON TRADE BATHROOMS

JOHNSTONES TRADE

James Burrell Builders Merchants

Magnet

Dulux DECORATOR CENTRE

SUBWAY

VAUXHALL

Audi

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# UNIT 4 - STIRLING PARK

## DESCRIPTION

Unit 4 is an industrial / trade counter unit of steel portal frame construction, with profile cladding and brickwork elevations.

The unit benefits from three phase electricity, roller shutter door, and two-storey offices.

Unit 4 has recently been refurbished throughout.

## ACCOMMODATION

The property comprises of the following Gross Internal Areas (GIA)

Unit 4	M <sup>2</sup>	FT <sup>2</sup>
GF Warehouse	1,925	179
GF & FF Offices	1,403	130
<b>TOTAL</b>	<b>3,328</b>	<b>309</b>



TWO STOREY OFFICES



ON SITE PARKING



6M EAVES HEIGHT



ROLLER SHUTTER DOOR



THREE PHASE ELECTRICITY

[what3words.com/last.hush.folds](https://www.what3words.com/last.hush.folds)

## WELL-CONNECTED



### NATIONAL CYCLE NETWORK ROUTE 65

Less than 10 mins ride



### BUS STOPS ON-SITE

30 mins to York City Centre



### APPROX. DRIVE-TIMES

All within 1 hour...

Location	Minutes
A19	5 mins
A59	10 mins
A64	10 mins
York Train Station	15 mins
A1 / M1	20 mins
M62 (Junction 29)	35 mins
Leeds	40 mins
Hull	60 mins



### POPULATION

**209,900**

Affluent catchment with estimated population of York currently

**630,000**

Current estimated population for North Yorkshire

**5.4 million**

Current estimated population for the whole of Yorkshire



**YO30 4WU**

SAT NAV

## FURTHER INFORMATION

### TERMS

The units are available on full repairing and insuring terms.

### SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

### LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

### VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

### ENERGY PERFORMANCE CERTIFICATE

EPC Rating C-58.



On behalf of the landlord:



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