

# TO LET

**UNIT 23/24 AUSTER ROAD  
CLIFTON MOOR  
YORK  
YO30 4XA**

Industrial/Trade Counter Unit



**1,828 sq ft (170 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 an end of 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
- Electrically operated roller shutter goods door

## LOCATION

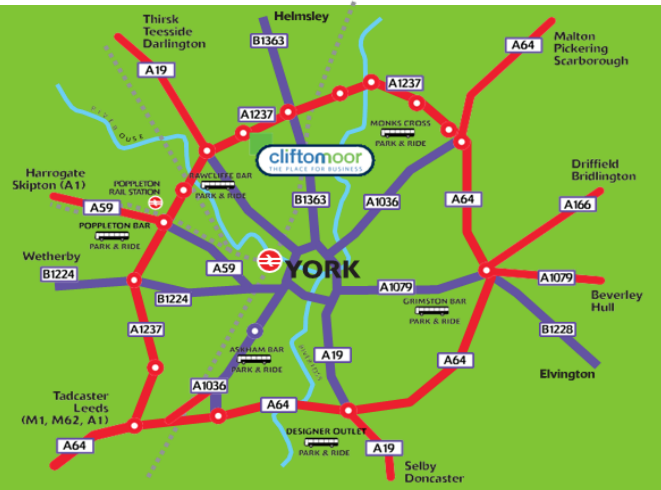
Clifton Moor is considered the premier industrial location in York, adjacent to the Clifton Moor Retail Park, approximately 2 miles north of the city centre and less than one mile from the York Outer Ring Road (A1237) which provides links to the A64, A59 and A19.

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

## ACCOMMODATION

Unit 23/24 Auster Road provides the following approximate gross internal floor area:

Description	Sq m	Sq ft
Warehouse	170	1,828
<b>Total</b>	<b>170</b>	<b>1,828</b>



## 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.

## RATEABLE VALUE

The property is described in the rating list as warehouse and premises with a 2023 Rateable Value of £15,500.

## 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:



**0113 244 6440**

property.jll.co.uk

Harry Fullerton  
07555 444385  
harry.fullerton@jll.com

Ben Fairhurst  
07936 333696  
benjamin.fairhurst@jll.com



**Flanagan James**  
PROPERTY CONSULTANTS

**01904 409 590**  
www.flanaganjames.com

Richard Flanagan  
07740 478634  
richard@flananganjames.com

## EPC

The property has been assessed to have an EPC rating of 95D however a new EPC is pending following landlord refurbishment works.

## 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.