

Lysander Close



PRIME TRADE
LOCATION



UNDER
REFURBISHMENT



EASY ACCESS TO
A19, A59 & A64



AVAILABLE SOON

CM

CliftonMoor
INDUSTRIAL ESTATE

TO LET

UNIT 2 | 6,532 ft² (607 m²)

Industrial / Trade Counter Unit

Lysander Close | Clifton Moor | York YO30 4XB

WWW.CLIFTONMOOR.CO.UK

PRIME TRADE LOCATION



2 Lysander Close

Clifton Moor | YO30 4XB



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UNIT 2 - LYSANDER CLOSE

DESCRIPTION

- Detached, self-contained industrial / trade counter unit.
- Refurbished and modern two-storey office accommodation.
- Three-phase electricity supply.
- Dedicated loading and unloading area.
- Secure perimeter with designated parking for staff and visitors.
- Strategic location with good transport links.

ACCOMMODATION

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

| Unit 2 | M ² | FT ² |
|--------------|----------------|-----------------|
| TOTAL | 6,532 | 607 |



**TWO STOREY
OFFICES**



**GOOD ON-SITE
PARKING**



**DEDICATED
LOADING AREA**



**ROLLER
SHUTTER DOOR**



what3words.com/each.pump.pink

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



FURTHER INFORMATION

TERMS

The unit is 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

An EPC certificate will be commissioned once the refurbishment works are completed.



On behalf of the landlord:



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