

Auster Road



PRIME
LOCATION



NEW
DEVELOPMENT



EASY ACCESS TO
A19, A59 & A64

SOME INFORMATION SUBJECT TO PLANNING

AVAILABLE Q4 2026

CM
CliftonMoor
INDUSTRIAL ESTATE



CGI IMAGE

TO LET

UNITS 1&2 | 14,000-16,000 ft²

2 Proposed New Industrial/Warehouse Units To Be Constructed

Auster Road | Clifton Moor | York YO30 4XA

WWW.CLIFTONMOOR.CO.UK

PRIME TRADE LOCATION



1&2 Auster Road

Clifton Moor | YO30 4XA



KEY FEATURES

- New Detached Units
- Self-Contained Yards
- Secure, Demised Yard & Parking
- Electric Vehicle Charging Points
- Designated Cycle Parking
- Estate Security
- Eaves Height 6.5m
- Electrically Operated Loading Doors
- Air-Conditioned Offices

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UNITS 1&2 - AUSTER ROAD

DESCRIPTION

The premises will provide 2 newly constructed detached industrial/warehouse unit of steel portal frame construction, with profiled metal cladding and part brickwork elevations.

Internally the units will provide offices and WC accommodation plus kitchens. The properties will benefit from 3 phase electricity supplies, sectional overhead loading doors and a height to the underside of haunches of 6.5m.

Externally the properties will have concrete surfaced yards incorporating dedicated parking areas.

ACCOMMODATION

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

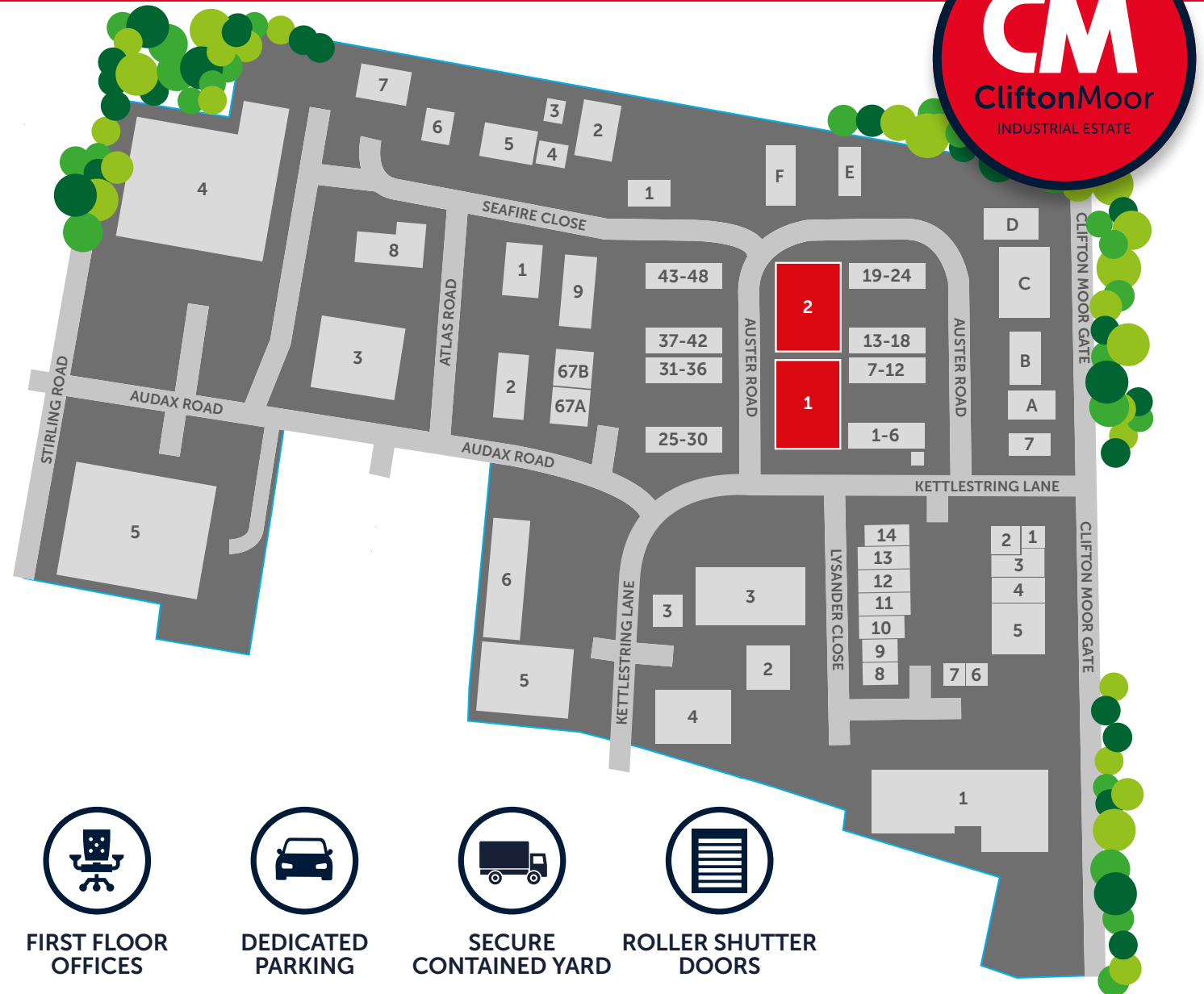
Subject to final measurement

Unit 1	FT ²	M ²
TOTAL	14,000	1,301

Unit 2	FT ²	M ²
TOTAL	16,000	1,486

Interested parties must however satisfy themselves as to the floor areas of the subject properties.

The Units have been designed with a BREEAM Rating 'Excellent'.



FIRST FLOOR
OFFICES



DEDICATED
PARKING



SECURE
CONTAINED YARD



ROLLER SHUTTER
DOORS

[what3words.com/vows.class.rigid](https://www.what3words.com/vows.class.rigid)

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

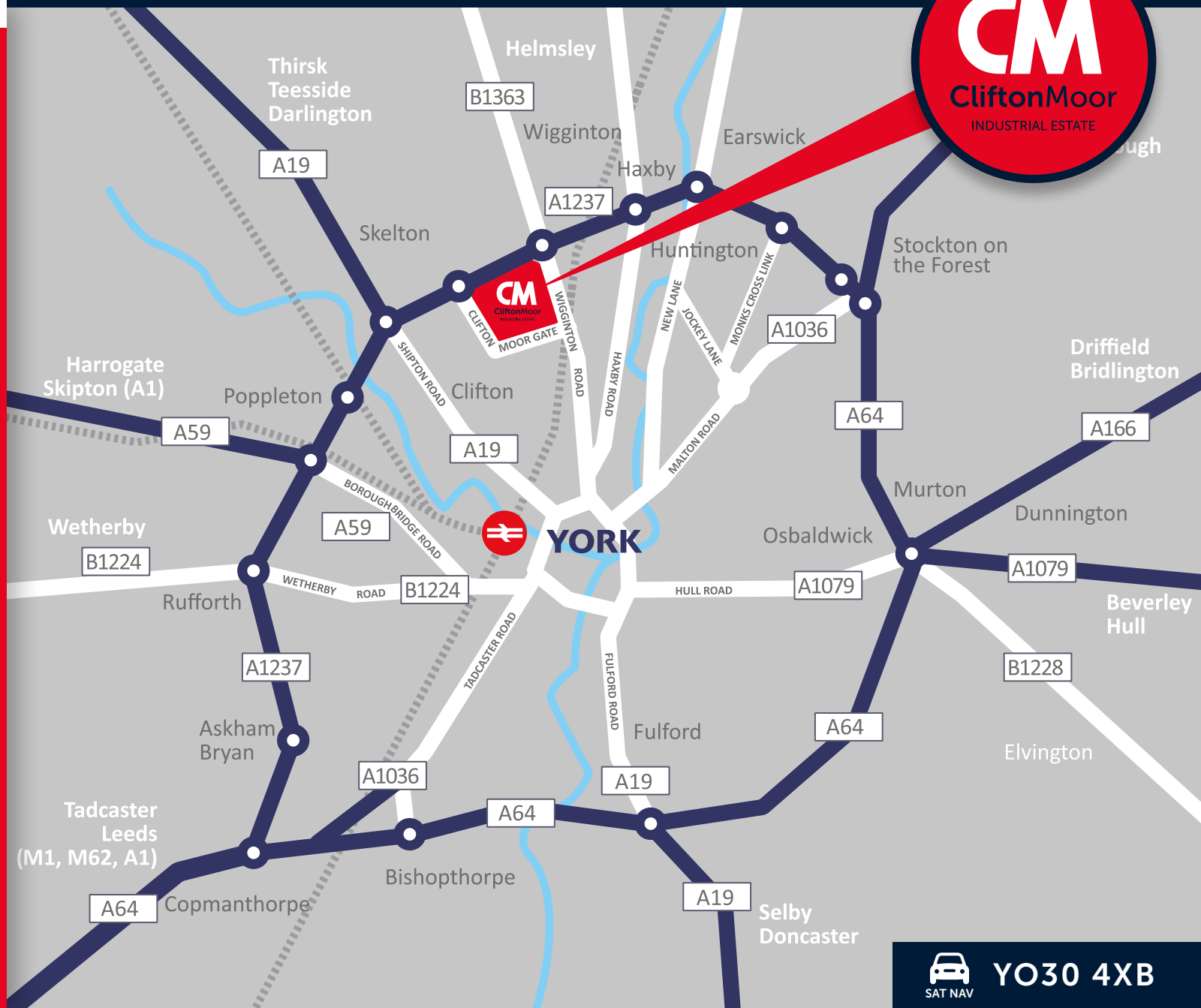
Affluent catchment with estimated population of York currently

630,000

Current estimated population for North Yorkshire

5.4 million

Current estimated population for the whole of Yorkshire



YO30 4XB

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

Energy Performance Certificates will be made available once the unit is completed.



1&2 Auster Road

AVAILABLE QX 202X



On behalf of the landlord:



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Viewing strictly by prior appointment with the agents:

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