

# Stirling Park



PRIME TRADE  
LOCATION



TO BE  
REFURBISHED



EASY ACCESS TO  
A19, A59 & A64



COMING SOON

# CM

CliftonMoor  
INDUSTRIAL ESTATE

# TO LET

**UNIT 9 | 3,240 ft<sup>2</sup> (301 m<sup>2</sup>)**  
Industrial / Trade Counter Unit

**DUE TO  
TENANT  
RELOCATION**

Stirling Park | Bleriot Way | York YO30 4WU

WWW.CLIFTONMOOR.CO.UK

# PRIME TRADE LOCATION



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# UNIT 9 - STIRLING PARK

## DESCRIPTION

Unit 9 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, separate personnel entrance and reception area.

Unit 9 has recency been refurbished throughout.

## ACCOMMODATION

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

Unit 9	M <sup>2</sup>	FT <sup>2</sup>
Warehouse	2,074	193
GF Offices	583	54
FF Offices	583	54
<b>TOTAL</b>	<b>3,240</b>	<b>301</b>



DEDICATED YARD



ON SITE PARKING



6M EAVES HEIGHT



ROLLER SHUTTER DOOR



THREE PHASE ELECTRICITY

[what3words.com/kept.fool.wiped](https://www.what3words.com/kept.fool.wiped)

## 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**

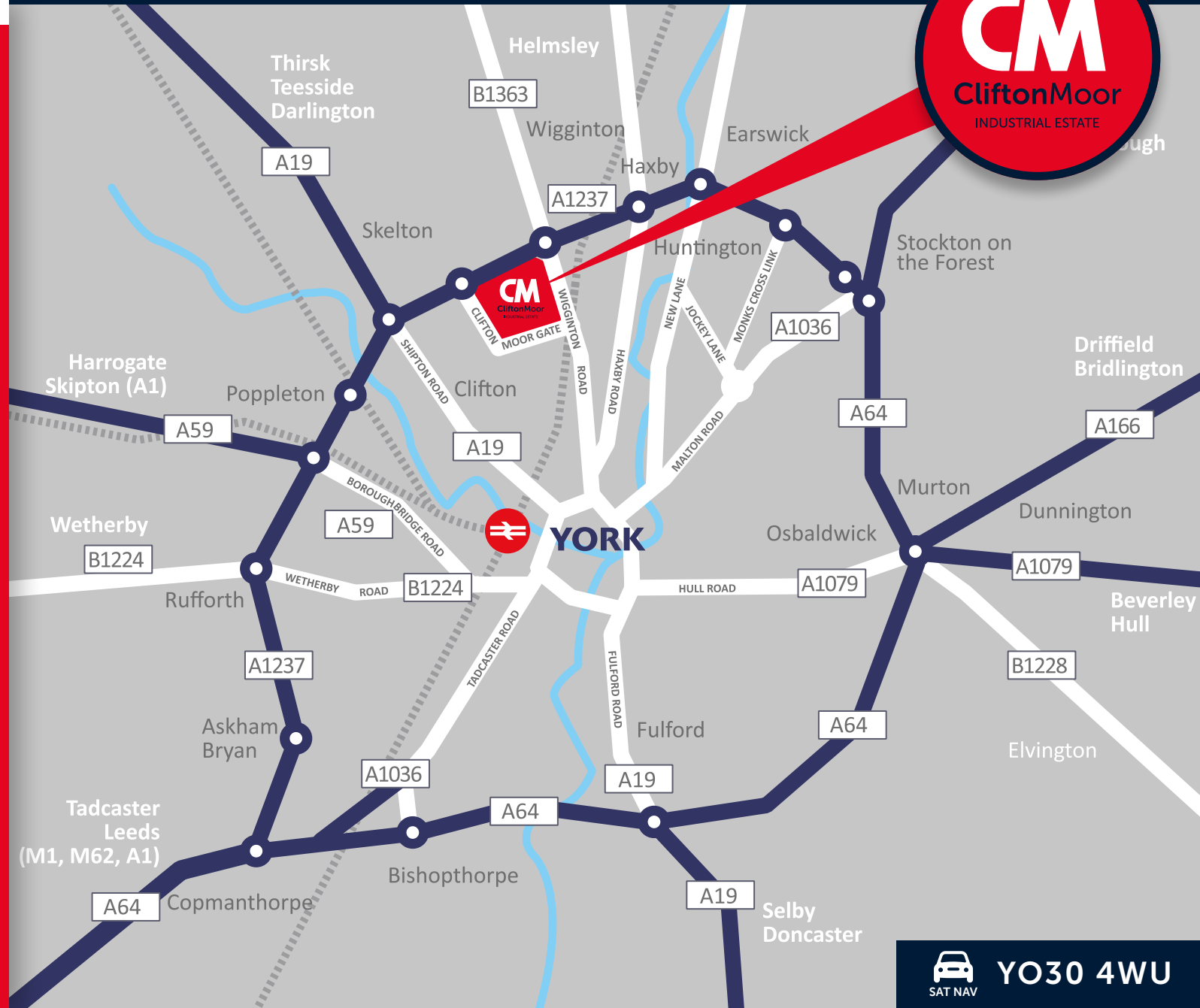
Affluent catchment with estimated population of York currently

**630,000**

Current estimated population for North Yorkshire

**5.4 million**

Current estimated population for the whole of Yorkshire



## FURTHER INFORMATION

### TERMS

The 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

Available upon request. To be reviewed post refurbishment.



On behalf of the landlord:



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Viewing strictly by prior appointment with the agents:

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