

Stirling Park



PRIME TRADE
LOCATION



FULLY
REFURBISHED



EASY ACCESS TO
A19, A59 & A64



AVAILABLE IMMEDIATELY

CM

CliftonMoor
INDUSTRIAL ESTATE

TO LET

UNIT 2 | 2,521 ft² (234 m²)

Refurbished Industrial / Trade Counter Unit

Stirling Park | Bleriot Way | York YO30 4WU

WWW.CLIFTONMOOR.CO.UK

PRIME TRADE LOCATION



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UNIT 2 - STIRLING PARK

DESCRIPTION

Unit 2 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 2 has recently been refurbished throughout.

ACCOMMODATION

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

Unit 2	M ²	FT ²
GF Warehouse	2,521	234
TOTAL	2,521	234



DEDICATED YARD



ON SITE PARKING



6M EAVES HEIGHT



ROLLER SHUTTER DOOR



THREE PHASE ELECTRICITY

[what3words.com/washed.tiles.unit](https://www.what3words.com/washed.tiles.unit)

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

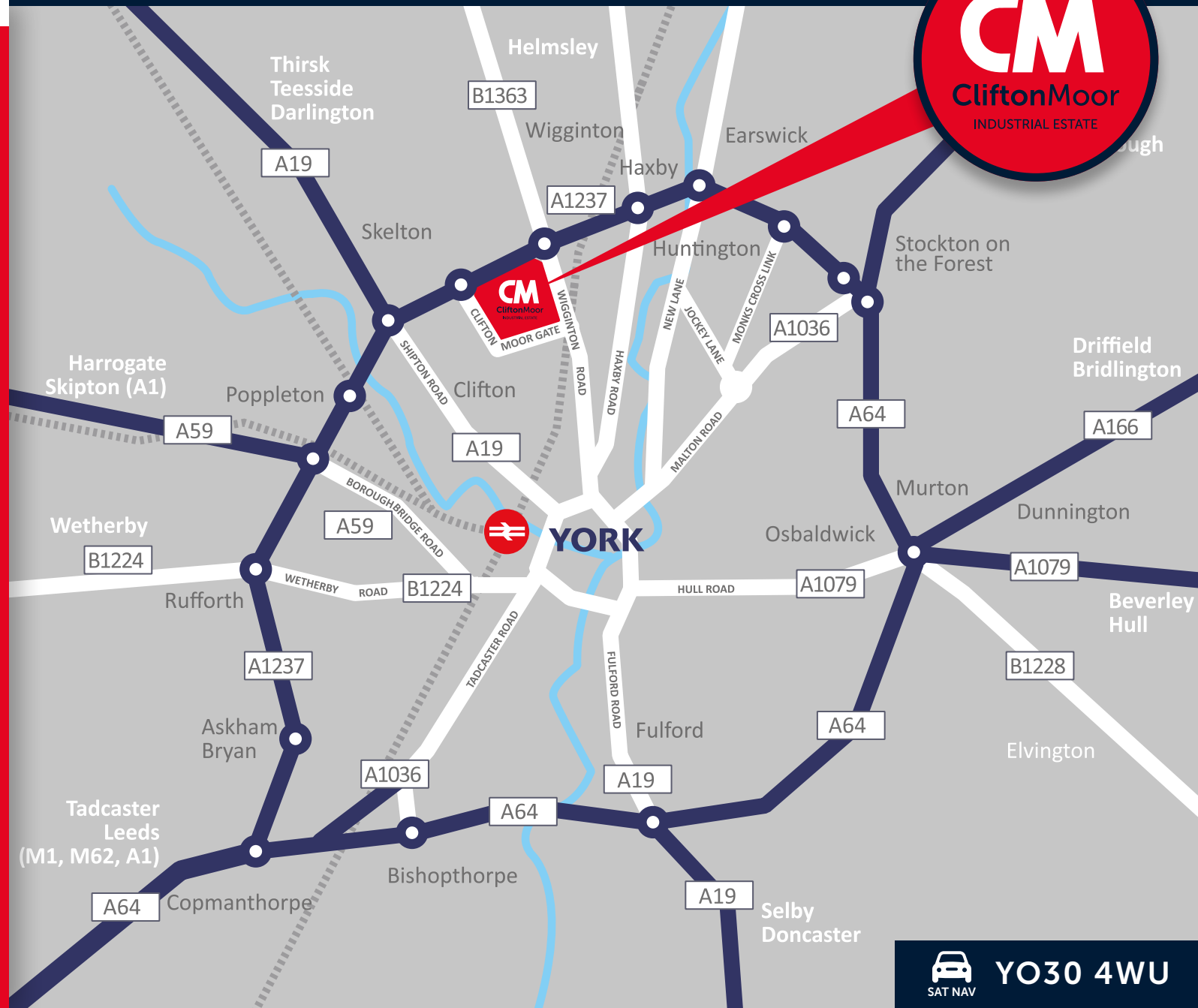
Affluent catchment with estimated population of York currently

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

EPC Rating B-39.



On behalf of the landlord:



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Viewing strictly by prior appointment with the agents:

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