

**FLEXSPACE, AUDAX CLOSE, CLIFTON MOOR
YORK, YO30 4RA**

723 - 1,232 SQ FT BUSINESS UNITS TO LET

**STAPLETON
WATERHOUSE**



Location

Clifton Moor is York's most established and largest out of town industrial, trade and business park. The subject development sits within the heart of Clifton Moor approximately two miles to the north of York city centre on Audax Close, which is accessed off Audax Road. Clifton Moor sits adjacent to the A1237 York outer ring road which in turn provides links to A64, A59 and A19.

Situation

The development itself consists of a terrace of industrial and business units arranged in a L-shape. The business units are accessed by a double pedestrian door and once refurbished will provide open plan space with vinyl covered floors, suspended ceilings with LED lights. Each unit has an accessible WC and kitchenette facility.

They would be suitable to a variety of business including office, light industrial and leisure.

Accommodation

The property has the following gross internal floor areas:

| | |
|--------|-------------|
| Unit 1 | 723 sq ft |
| Unit 3 | 1,232 sq ft |

**FLEXSPACE, AUDAX CLOSE, CLIFTON MOOR
YORK, YO30 4RA**

723 - 1,232 SQ FT STUDIO/BUSINESS UNITS TO LET

STAPLETON WATERHOUSE



Planning

The current use is a studio/business unit, designated as Class E, under the new Use Classes Order (2020).

Parking

The development is served by a car park which provides communal parking on a first come first served basis.

Services

Electricity, water and drainage are connected to the property.

EPC



Rates

Interested parties to make their own enquiries.

Terms

The unites are available to let by way of flexible 12 month licenses. Long terms leases may also be considered.

**FLEXSPACE, AUDAX CLOSE, CLIFTON MOOR
YORK, YO30 4RA**

723 - 1,232 SQ FT STUDIO/BUSINESS UNITS TO LET

**STAPLETON
WATERHOUSE**



Rent

Unit 1: £11,930 per annum

Unit 3: £20,330 per annum

VAT

All costs exclusive of VAT.

Legal Costs

Each party will be responsible for their own legal cost incurred in the transaction.

RICS Code for Leasing Premises

If you are not represented by a RICS member or other property professional, we are obligated to inform you of the existence of the code for leasing commercial premises and its supplemental guide, and we recommend that you obtain professional advice. A copy of this professional statement is available to download on our website.

Further Information

Alastair Gill

alastair@stapletonwaterhouse.com

01904 622226

Messrs. Stapleton Waterhouse for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to conditions and necessary permission for inspection or otherwise as to the correctness of each of them; (iii) no persons in the employment of Messrs. Stapleton Waterhouse has any authority to make or give any representation whatsoever in relation to this property; VAT Except as expressly stated in these particulars, all prices quoted (whether sale price, premium, rent or otherwise) shall in all cases be deemed to be exclusive of VAT and VAT will be added where applicable. Similarly, unless stated otherwise, any offer made will be deemed to be exclusive of VAT.

www.stapletonwaterhouse.com