

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

**1,232 SQ FT BUSINESS UNIT 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 3	1,232 sq ft
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### 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.



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**Rent**

£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**

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