

UNIT 3A CENTURION OFFICE PARK, YORK, YO30 4RY

FIRST FLOOR OFFICE FOR SALE/TO LET

**STAPLETON
WATERHOUSE**

Location

Centurion Office Park is located on the Southern Edge of Clifton Moor, one of York's premier out of town mixed commercial and retail districts, approximately 2 miles North of York city centre. The area is principally served by the A1237 York outer ring road which in turn connects into the A19/A64 and the A1M.

The main shopping and leisure facilities of Clifton Moor are within easy walking distance. The area benefits from good public transport connections and a wide range of good local amenities with the extensive retail, leisure and service amenities of York City Centre, Monks Cross and the wider York area being readily accessible.

Description

Centurion Office Park is a wide range of high-quality commercial buildings with generous onsite parking provisions. First Floor, 3A, is a modern office building constructed in the mid 2000's. The unit provides high quality accommodation with raised access floors, suspended ceilings and recessed lighting and good natural lighting.

Includes 6 car parking spaces.

Services

Mains, electricity, water and drainage connected.



www.stapletonwaterhouse.com

UNIT 3A CENTURION OFFICE PARK, YORK, YO30 4RY

FIRST FLOOR OFFICE FOR SALE/TO LET

**STAPLETON
WATERHOUSE**



Accommodation

The unit provides the following approximate dimensions net floor areas:

First Floor: 1,575 sq ft

The Landlord will consider splitting into smaller units.

Planning

Use Class E - office use as designated under the new Use Class Order (2020).

EPC

26-50

B

45 B

Lease Terms

The property is offered on a five-year lease on internal repairing and insuring terms.

Rent

Price on application.

Price

£250,000 exclusive of VAT for the long leasehold interest

www.stapletonwaterhouse.com

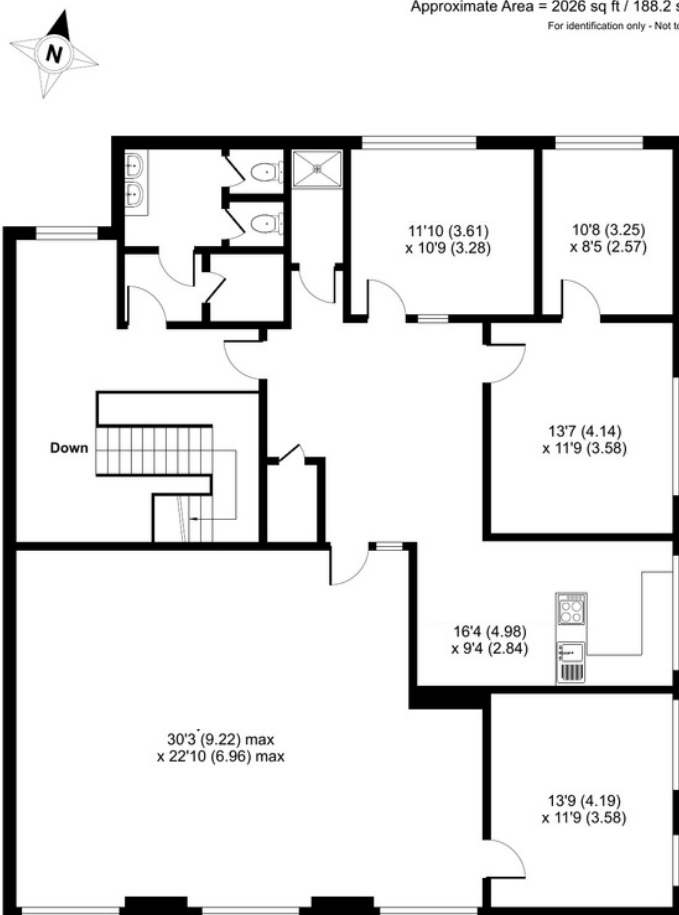
UNIT 3A CENTURION OFFICE PARK, YORK, YO30 4RY

FIRST FLOOR OFFICE FOR SALE/TO LET

STAPLETON WATERHOUSE

Tribune Way, York, YO30

Approximate Area = 2026 sq ft / 188.2 sq m
For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ritchcom 2023. Produced for Stapleton Waterhouse Ltd. REF: 1043331

Service Charge

Approximately £950 per quarter.

Rates

We understand that the retail unit is assessed for rating purposes as follows:

Rateable Value: £17,250

Rates Payable: £8,452.50

VAT

All costs exclusive of VAT.

Legal Costs

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

Further Information

Alastair Gill

alastair@stapletonwaterhouse.com

01904 622226

Joint Agent

Elliot Newby

elliot.newby@stephensons4property.co.uk

01904 625533

www.stapletonwaterhouse.com

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.