

STIRLING ROAD, CLIFTON MOOR, YORK, YO30 4XY

1,300 SQ FT OFFICE TO LET

STAPLETON WATERHOUSE

Location

The property is situated in the popular industrial, leisure and retail area known as Clifton Moor. Situated to the north of York City Centre approximately 3 miles. Clifton Moor is located on the York Outer Ring Road A1237, which provides excellent access to York City Centre and the A64 and close to the intersection of A19. York Railway Station provides excellent train services to Leeds and London.

Clifton Moor comprises a significant out of town commercial development, with a range of amenities including Pure Gym, Tesco, Vue Cinema, Bella Italia and Starbucks.

Description

The subject property provides a detached two storey office building with brickwork elevations under a pitched clay pantile roof. Internally the property is cellular in nature providing 5 ground floor offices areas with a server room and disabled toilet. To the first floor there are 4 office areas along with male and female toilet facilities.

The offices areas provide carpeted floors, plaster & painted walls and ceilings. Lighting is by way of surface mounted fittings and heating is by way of a gas fired wet central heating system. The larger office on the ground floor benefits from perimeter trunking.



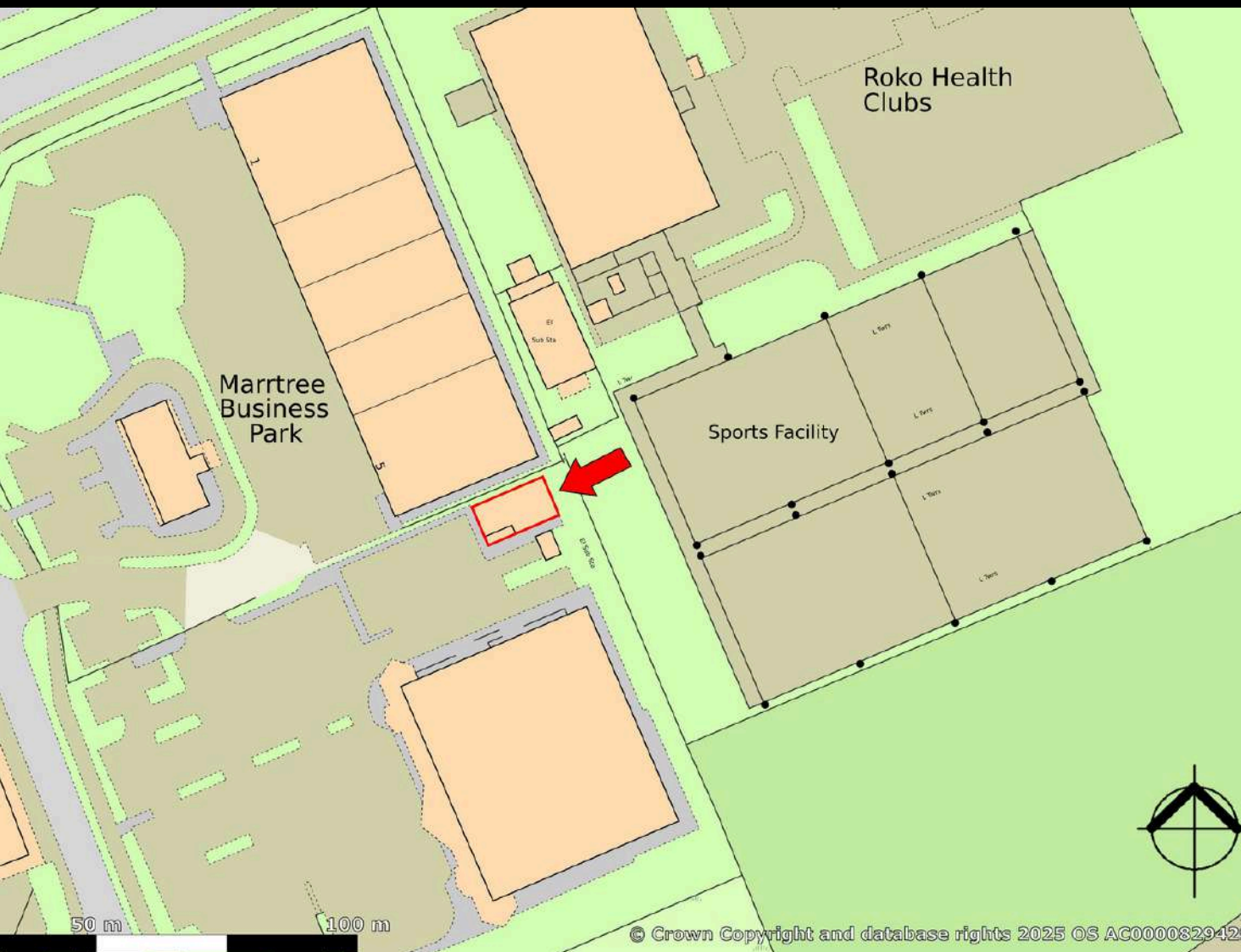
01904 622226

www.stapletonwaterhouse.com

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Accommodation

Ground Floor	690 sq ft
First Floor	610 sq ft

TOTAL **1,300 sq ft**

Parking

The property is served by 3 designated car parking spaces.

Planning

The current use is as an office designated as Class E, under the new Use Classes Order (2020).

EPC

The property is '36 B' rated. A copy of the EPC is available upon request.

Rates

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

Rateable Value: £13,500 Rates Payable: £6,615

Rent

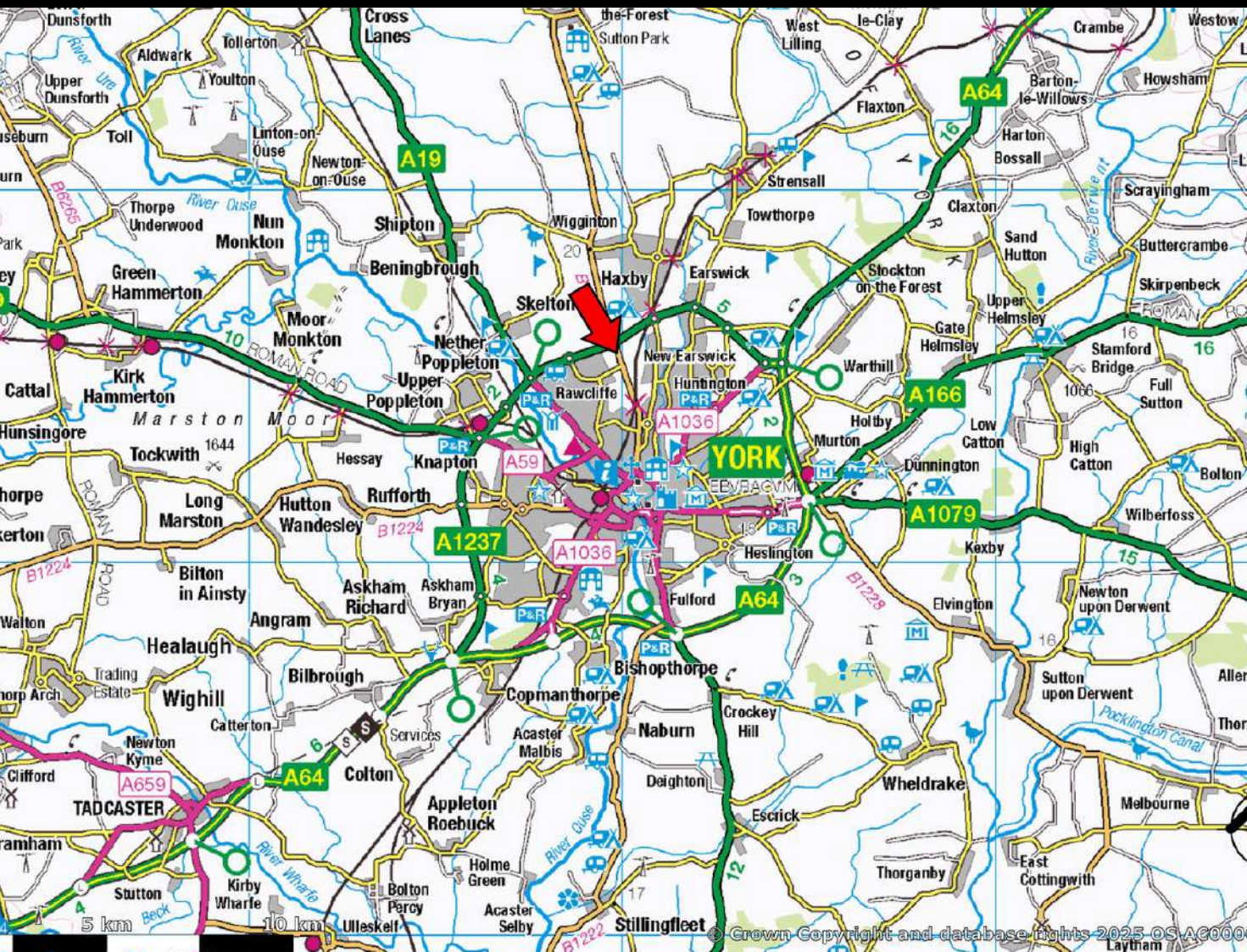
£15,000 per annum exclusive of VAT.

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Terms

New lease for a term to be agreed on full repairing and insuring terms.

VAT

All costs are 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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