

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

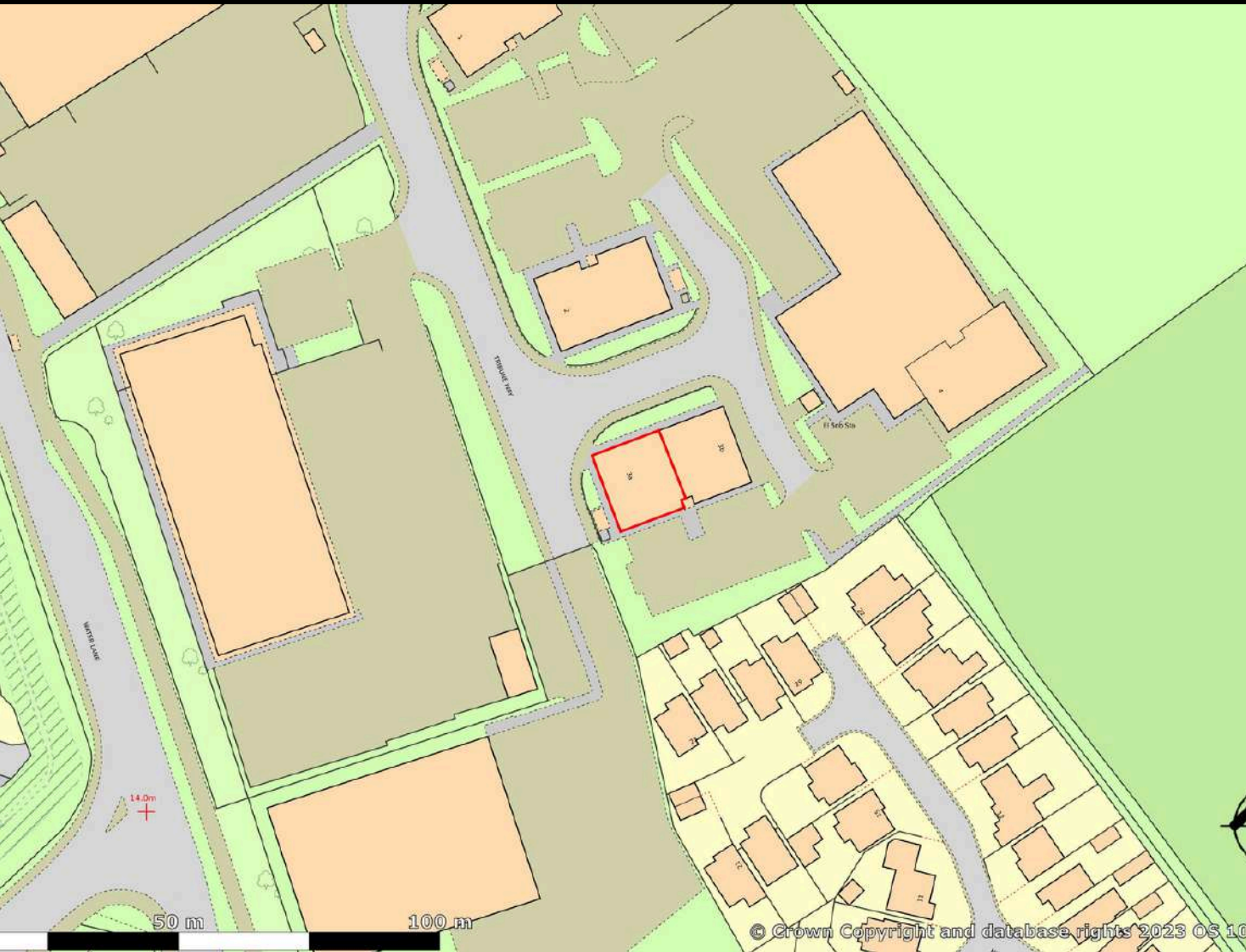
Mains, electricity, water and drainage connected.

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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

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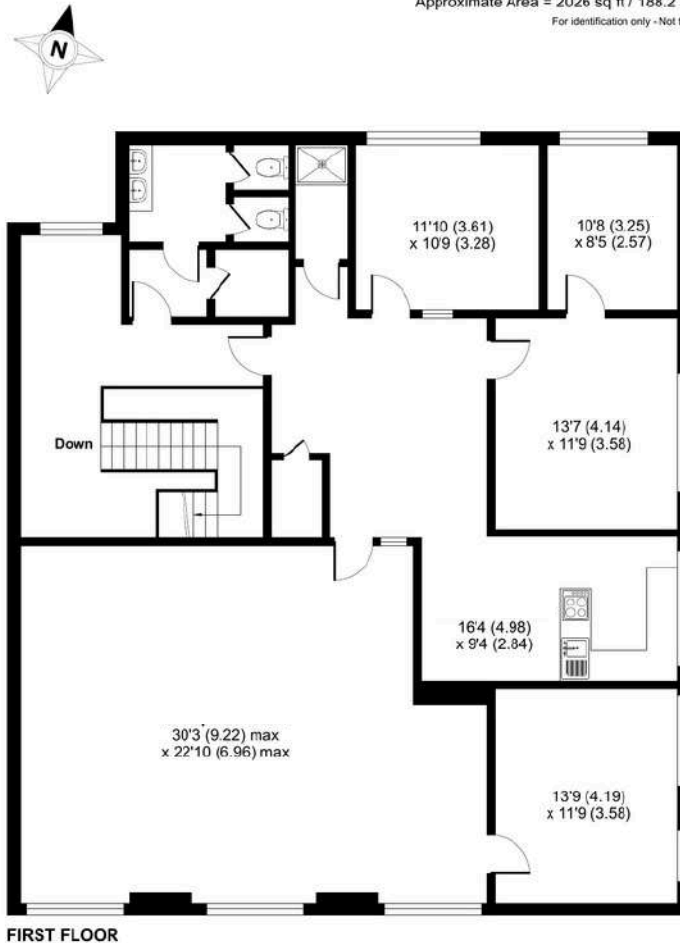
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Tribune Way, York, YO30

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). © nrichcom 2023. Produced for Stapleton Waterhouse Ltd. REF: 1043331

Service Charge

Approximately £950 per quarter.

Rates

We understand that the office unit is assessed for rating purposes as of 1 April 2026 as follows:

Rateable Value: £21,000

Rates Payable: £8,022

VAT

All costs exclusive of VAT.

Legal Costs

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

Further Information

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