

BLOCK A, CLIFTON PARK, YORK, YO30 5PB

GROUND FLOOR OFFICE TO LET

STAPLETON WATERHOUSE

Location

Block A is situated within the established Clifton Park Business Park, strategically located off Shipton Road (A19), approximately 2 miles north-west of York city centre. Set within an attractive landscaped environment, the business park offers excellent connectivity to both local and regional road networks, with swift access to the A1237 ring road, A59 and A64.

The location benefits from strong public transport links, including convenient nearby Park & Ride services, and a wide range of amenities close at hand including the on-site The Dormouse Pub and Premier Inn.

Clifton Park Business Park is a well-established and highly regarded business destination, home to a strong occupier profile including Hitachi Rail, Handelsbanken, Fortus, NFU Mutual and Cellhire.

Description

The property comprises part of the ground floor within Block A, a modern three storey multi-let office building. Access is via a well-presented communal reception area.

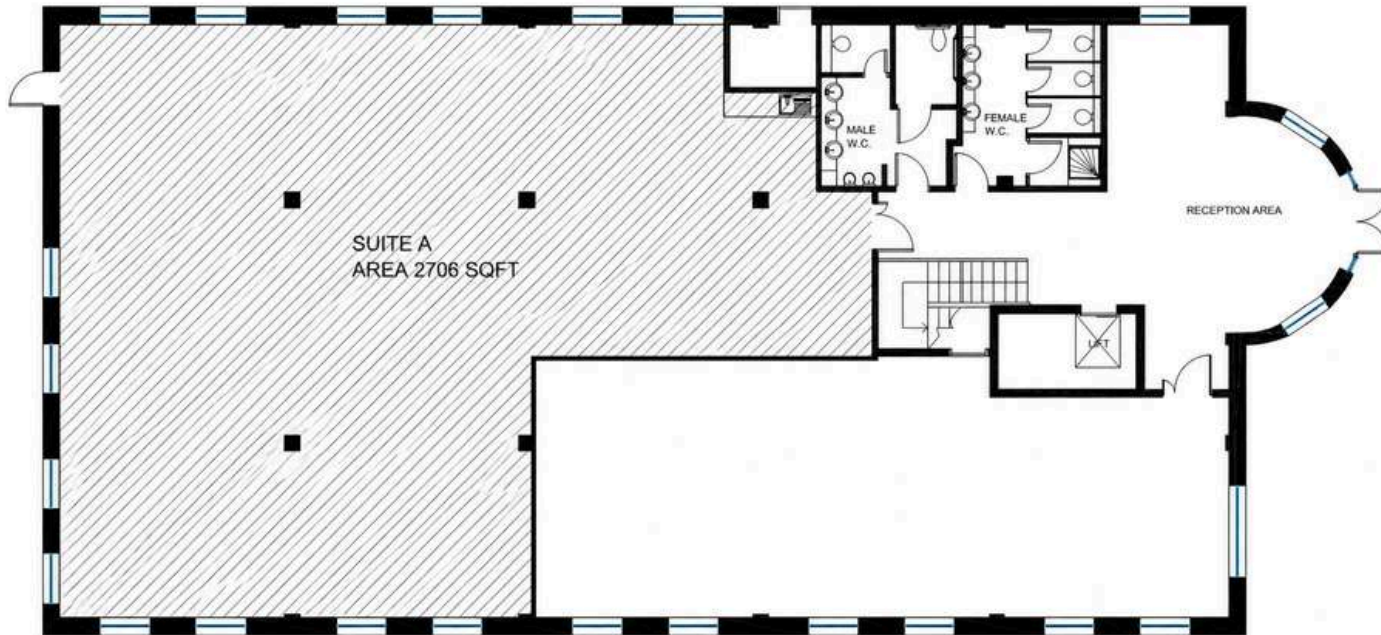


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Accommodation

Internally the suite provides very high-quality accommodation benefitting from the provision of full access raised floors, suspended ceilings with inset LED lighting and full air conditioning throughout. The space has been fitted out by the current occupier to a very high standard and provides open office areas along with a series of glazed partitioned meeting rooms/offices, board room that is divisible, kitchen, breakout area, server room and store.

The unit provides the following approximate net internal floor area:

Suite A - 2,706 sq ft

Parking

The property benefits from 11 dedicated car parking spaces.

EPC

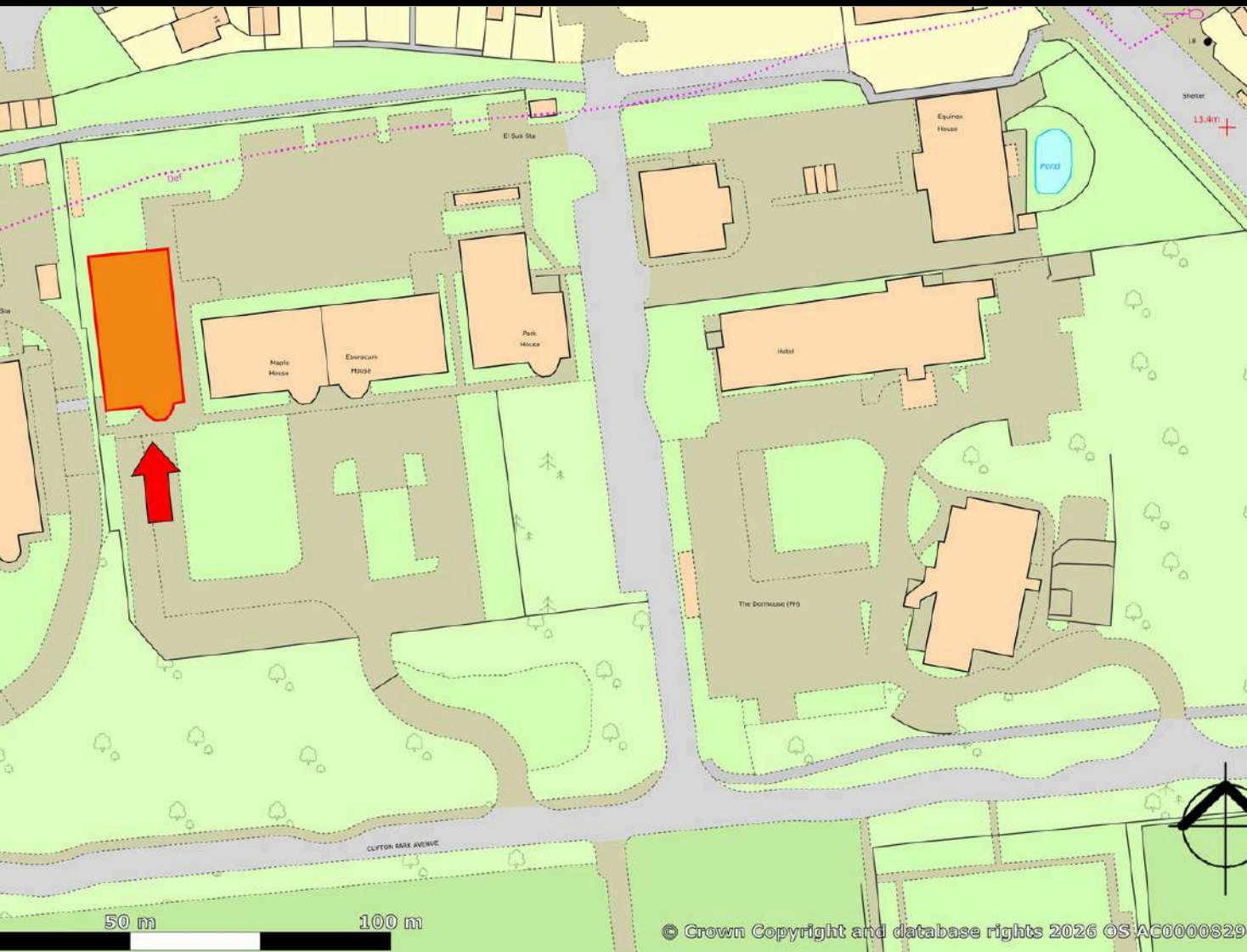
The property is '38 B' rated. A copy of the EPC is available upon request.

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Services

Mains electricity, water and drainage.

Planning

The current use is as offices.

Rent

£47,335 per annum payable quarterly in advance.

Service Charge

Tenant to pay a fair proportion of the building and estate service charge.

Lease Terms

The unit is offered by way of an assignment of the existing lease on effective full repairing and insuring terms, ending 25 March 2034, with the benefit of a Tenant only break on 25th March 2029.

Rates

Interested parties are advised to make their own enquiries to City of York Council Tel: 01904 551 550

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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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01904 622226

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