

**UNIT 1 AUDAX COURT, AUDAX CLOSE,
YORK, YO30 4RB
FIRST FLOOR OFFICE TO LET**

**STAPLETON
WATERHOUSE**

Location

Unit 1, Audax Court occupies a prominent position within Audax Court, an established eight-unit office development located just off Audax Close in the heart of Clifton Moor, York's premier out-of-town business, retail and commercial destination.

Situated approximately 3 miles north of York city centre, the property benefits from excellent connectivity to both the city centre and the wider regional road network via the A1237 York Outer Ring Road. Clifton Moor is home to a wide range of national and regional occupiers, creating a thriving business environment. Nearby businesses include Yorvik Homes, NyCom, Radfield Home Care, First for Children York and 24/7 Fitness.

Description

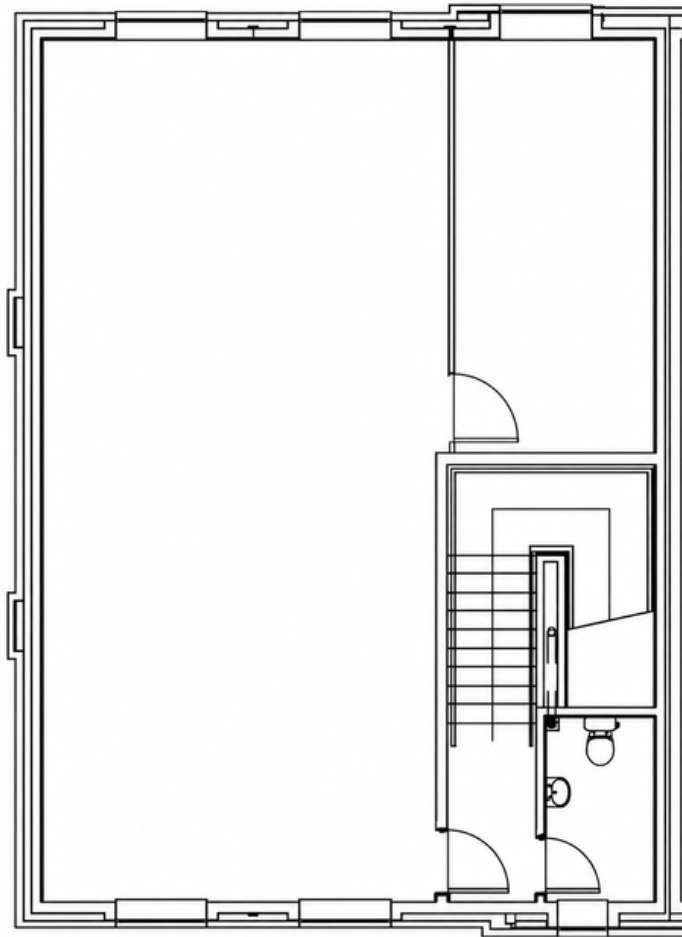
The property comprises a modern two-storey, semi-detached pavilion-style office building. Built of traditional brick and block construction beneath a pitched and hipped, tiled roof, the building features an attractive glazed entrance and double-glazed aluminium-framed windows.



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Accommodation

The available accommodation is located on the first floor providing, well-presented office space, currently arranged as predominantly open plan with demountable partitioning creating a private office/meeting room. Access is via a shared entrance lobby with a return staircase leading to the first floor, where a dedicated WC is located on the landing.

The specification includes raised access floors, painted plaster walls, suspended ceilings with inset lighting, gas-fired central heating via radiators, and excellent natural light throughout.

The unit provides the following approximate net internal floor area:

First Floor *830 sq ft*

Parking

The property benefits from 2 dedicated car parking spaces.

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EPC

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

Services

Mains electricity, water and drainage.

Rent

£12,000 per annum, exclusive of VAT.

Service Charge

The tenant will be responsible for paying a service charge for the management, upkeep and servicing of communal areas, including utilities.

Lease Terms

The unit is offered on effective full repairing and insuring terms, for a term of 3 years to be contracted outside of the security of tenure provisions of the Landlord and Tenant Act 1954.

Rates

We understand that the office unit is to be assessed for rating purposes.

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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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