

**FLEXSPACE, UNIT 2, AUDAX CLOSE,
CLIFTON MOOR, YORK, YO30 4RA
581 SQ FT BUSINESS UNIT TO LET**

**STAPLETON
WATERHOUSE**



Location

Clifton Moor is York's most established and largest out of town industrial, trade and business park. The subject development sits within the heart of Clifton Moor approximately two miles to the north of York city centre on Audax Close, which is accessed off Audax Road. Clifton Moor sits adjacent to the A1237 York outer ring road which in turn provides links to A64, A59 and A19.

Situation

The development itself consists of a terrace of industrial and business units arranged in a L-shape. The business units are accessed by a double pedestrian door and once refurbished will provide open plan space with vinyl covered floors, suspended ceilings with LED lights. Each unit has an accessible WC and kitchenette facility.

They would be suitable to a variety of business including office, light industrial and leisure.

Accommodation

The property has the following gross internal floor areas:

Unit 2	581 sq ft
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Planning

The current use is a studio/business unit, designated as Class E, under the new Use Classes Order (2020).

Parking

The development is served by a car park which provides communal parking on a first come first served basis.

Services

Electricity, water and drainage are connected to the property.

EPC

26-50

B

40 B

Rates

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

Rateable Value: £8,600

Rates Payable: £3,715.20

Terms

The unit is available to let by way of a flexible 12 month license. Long terms leases may also be considered.

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Rent

£11,340 per annum, inclusive of service charge and insurance.

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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