FLEXSPACE, AUDAX CLOSE, CLIFTON MOOR YORK, YO30 4RA

1,780 SQ FT WORKSHOP 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.

Description

The development itself consists of a terrace of industrial and business space units arranged in a L-shape. The industrial unit is accessed via a single pedestrian door and benefits from the provision of a single sectional up and over ground level loading door. Internally the unit provides for open industrial space with concrete floors, blockwork walls, open ceilings to eaves and strip LED lighting. Within the unit is an accessible wc and kitchenette facility.

Accommodation

The property has the following gross internal floor areas:

Unit 8	1,780 sq ft

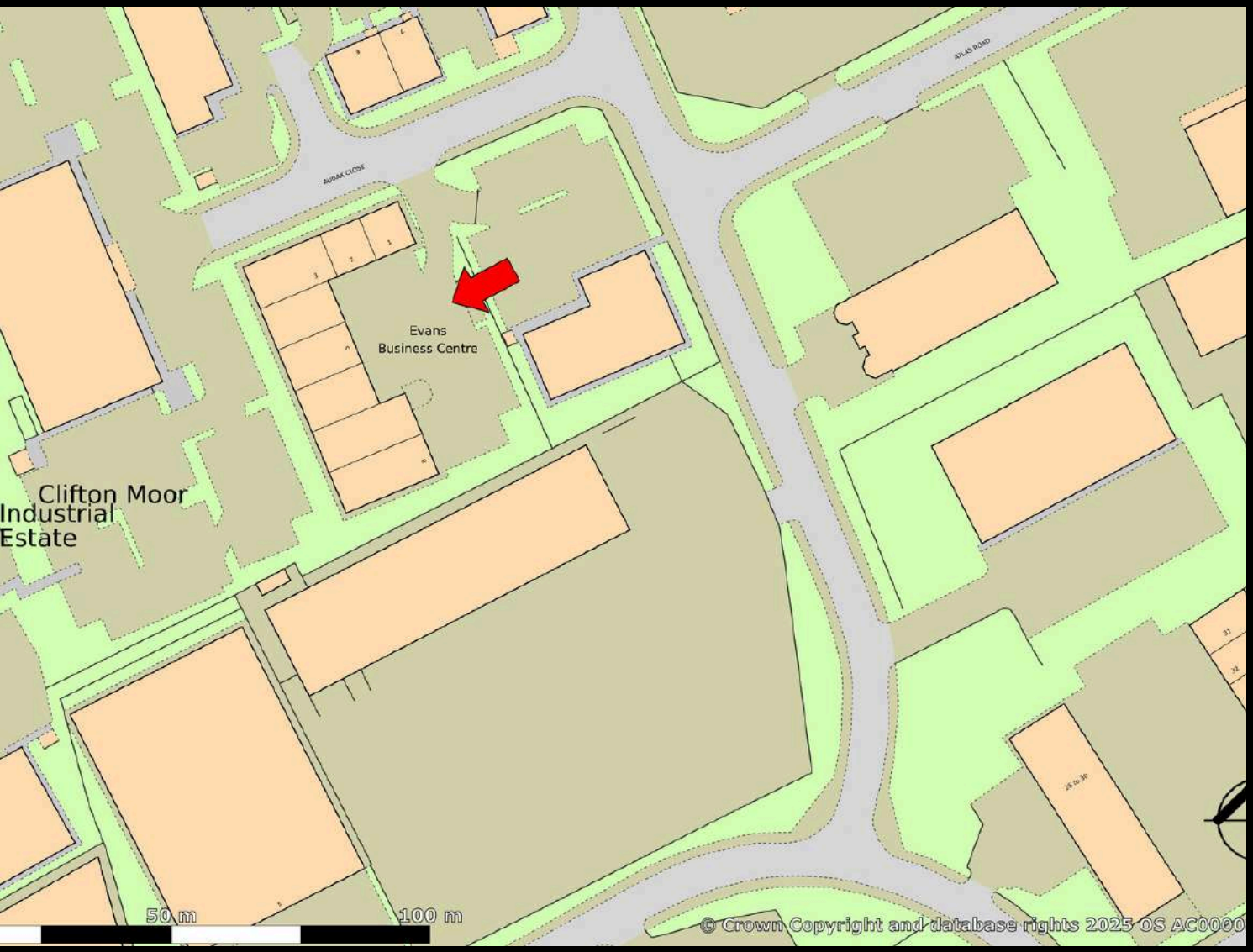
Planning

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

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Parking

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

Services

3 phase electricity, water and drainage are connected to the property.

EPC



Rates

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

Rateable Value:	£20,750
Rates Payable:	£8,964

Terms

The unit is available to let by way of flexible 12 month licenses. Longer terms leases may also be considered.

www.stapletonwaterhouse.com

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Rent

£14,580 per annum inclusive of service charge and insurance.

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

Alastair Gill
alastair@stapletonwaterhouse.com 01904 622226

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