

TO LET (MAY SELL)

SELF-CONTAINED QUALITY OFFICE



**1 MARSDEN PARK
CLIFTON MOOR
YORK YO30 4WX**

- High Quality Offices
- Partitioned Meeting Rooms
- Self-Contained
- 5 Designated Parking Spaces
- Fitted Kitchen & Breakout Area

LOCATION

Marsden Park, off James Nicholson Link Road is located within the firmly established Clifton Moor business community approximately 2 miles immediately north of the York city centre and serviced principally via the A1237 York outer ring road, which in turn via the A64 connects into the A1M and national motorway network to the west of the city.

DESCRIPTION

The premises comprise a self-contained semi-detached modern 2 storey office building. Internally from the entrance and reception lobby 2 floors of predominantly open plan office space is provided. The ground floor has a fitted kitchen area with staff break out area, with a useful storage area and a small 4-man partitioned meeting room. The offices are heated by way of electric storage heaters and the suspended ceilings within the office areas have been fitted with new LED lighting. Male & Female WC facilities are located of the entrance and stair lobby connecting both floors.

Externally this high-quality office building sits within mature well-maintained grounds managed through an annual estate charge which is currently £980.

ACCOMMODATION

Ground Floor 587 sq ft / 54.5 sq m

First Floor 638 sq ft / 59.3 sq m

Total 1,225 sq m / 113.8 sq m

Interested parties must however satisfy themselves as to the floor areas of the subject property.

TERMS

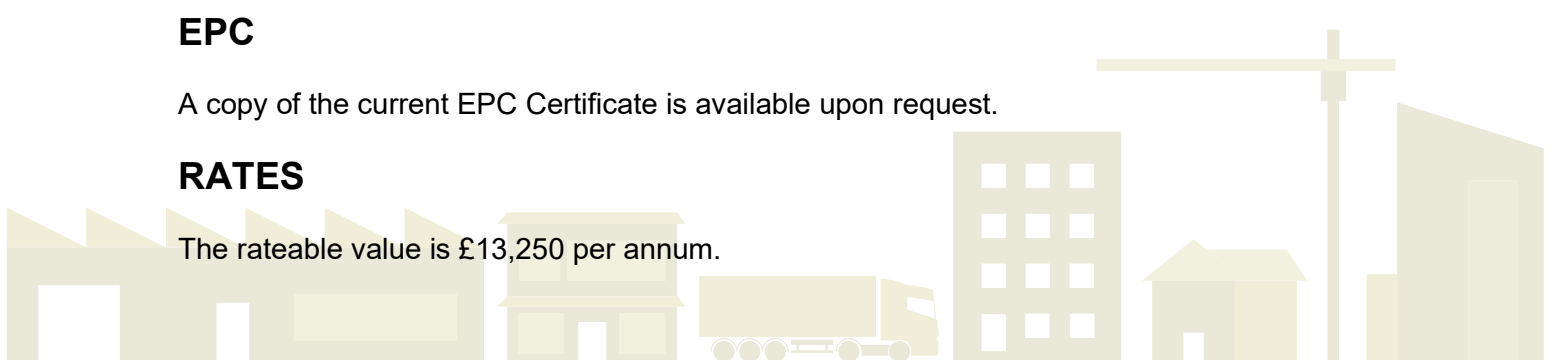
The offices are available by way of a new full repairing and insuring lease for a term of years to be agreed at an initial rent of £18,000 per annum exclusive. Alternatively, the freehold interest in the property may be offered, price on application.

EPC

A copy of the current EPC Certificate is available upon request.

RATES

The rateable value is £13,250 per annum.



VAT

The building is elected to VAT and all outgoing associated with the lease will be subject to VAT.

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in connection with this transaction.

FURTHER INFORMATION & VIEWING

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