



Ground Floor, 6 Clifton Moor Business Village, York £7,500 Per Annum

Nestled in the heart of Clifton Moor Business Village, this ground floor office space offers an excellent opportunity for businesses seeking a professional office environment in York. The office includes 3 allocated car parking spaces.

The property is well located in the heart of Clifton Moor and being within close proximity to the York outer ring road (A1237), which provides good access onto the wider road network.

Net Internal Area: 50.79 sq.m (547 sq.ft)



DESCRIPTION

A light and airy communal entrance hall provides access to this open plan ground floor office suite, which has been fit out to a good standard with wood effect flooring, electric heating, double glazing and a suspended ceiling with incorporated lights.

The office benefits from 3 designated car parking spaces.

Net Internal Area: 50.79 sq.m (547 sq.ft)

LOCATION

The property is located on Clifton Moor Business Village, which is a well established and thriving office park, off James Nicolson Link and within the heart of Clifton Moor. York City Centre is located just 3 miles to the south and the outer ring road (A1237) is within close proximity, the latter of which provides good access onto the A64 and motorway network beyond.

Clifton Moor provides an excellent range of office, industrial and retail occupiers - including the likes of Tesco, McDonald's, Vue Cinema, Screwfix, Harrowells Solicitors and many more.

SERVICES

We understand all mains supplies of electricity, water and drainage are connected to the property. These are re-charged by the Landlord on a fair proportion basis (50/50).

TERMS

The property is available by way of a new internal repairing and insuring lease on a minimum term of three years. The tenant is to be responsible for the repair, maintenance and cleaning of the office suite, whilst the landlord is responsible for the wider building and communal areas.

The tenant will be responsible for 50% the "Estate Service Charge" for the maintenance of the wider business park. We are advised that the contribution is currently in the region of £250 per quarter.

RATING ASSESSMENT

Rateable Value: £7,700

Small business rates relief may be available. Please contact the Local Authority for further information.

LOCAL AUTHORITY

City of York Council

ENERGY PERFORMANCE CERTIFICATE

The property has an energy performance asset rating of D 94. A full copy of the certificate is available upon request

COSTS

Each party is to be responsible for their own costs incurred in connection with the letting.

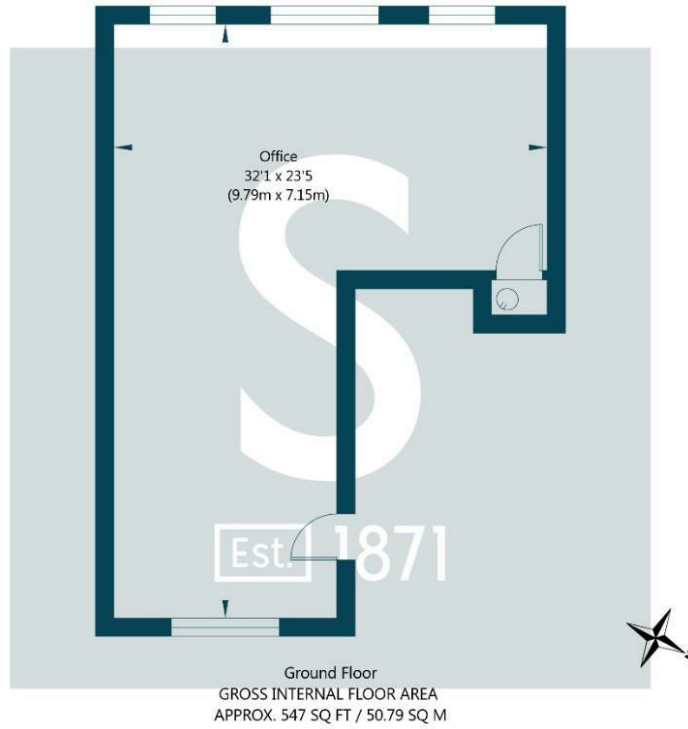
VIEWINGS

Contact Stephenson's Estate Agents (Commercial & Development) - 01904 625 533

VALUE ADDED TAX

All figures quoted are exclusive of VAT.

Clifton Business Village, York, YO30 4XG



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 547 SQ FT / 50.79 SQ M
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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