



Suite 1, Pavilion 2000, Amy Johnson Way, York

£9,500 P.A

Stephensons
commercial

S

Est. 1871

Amy Johnson Way,
York YO30 4TN

£9,500 P.A

- Excellent office suite within a modern air-conditioned building
- Located within close proximity to the outer ring road, with excellent amenities nearby
- On-site parking

DESCRIPTION

The ground floor office suite provides modern air-conditioned accommodation within an impressive building. A large glazed atrium provides access to shared kitchen/toilet facilities and office suites beyond. The suite benefits from 3 parking spaces.

The suite provides an open plan office, separate to a shared kitchen and toilet facilities.

Net Internal Area: 57.69 sq.m (621 sq.ft).

LOCATION

The property is located on Amy Johnson Way, within the heart of Clifton Moor Business Park. 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.



Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.



SERVICES

We understand all mains services are connected to the property.

TERMS

The property is available by way of a new lease at £9,500 per annum, payable quarterly in advance and on a minimum contractual term of 3 years.

The lease is to be on an effective full repairing and insuring basis, whereby the tenant is to be responsible for internal decoration and maintenance of the office suite, whereas the repair and maintenance of the building and grounds will be the responsibility of the landlord but with a fair proportion of the associated costs to be recovered from the tenant by way of a service charge.

A three month rent bond is to be lodged with the Landlord for the duration of the lease.

RATEABLE VALUE

£8,800 (TBC)

ENERGY PERFORMANCE CERTIFICATE

The property has an energy performance asset rating of D 90.

VIEWINGS

Viewings strictly by appointment with the sole letting agent - contact Stephensons Estate Agents.

COSTS

Each party is to be responsible for their own legal costs incurred in connection to the transaction.

VALUE ADDED TAX

All figures quoted are exclusive of VAT. Where VAT is applicable, it will be charged at the prevailing rate.

Partners:

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R E F Stephenson BSc (Est Man) MRICS FAAV
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