

TO LET

QUALITY GROUND FLOOR OFFICE SUITE WITH ON-SITE DEDICATED PARKING



UNIT 7 HORIZON COURT CLIFTON MOOR YORK YO30 4US

- Single open plan office with partitioned meeting room
- Comfort Cooling
- Private kitchen & break out area
- £1,250 per calendar inclusive of heating lighting & power
- Potential for 100% small business rates relief

LOCATION

Horizon Court is located off Audax Road within the Clifton Moor business community approximately 2 miles due north of York city centre. Serviced principally via the A1237 York Outer Ring Road which connects to the A64 and national motorway network via the A1(M).

DESCRIPTION

Horizon Court comprises a collection of 8 two storey self-contained office buildings constructed in late 2005.

Internally the available offices are located at ground floor level accessed off the building entrance and comprise a large open plan front to back area with a small portioned meeting room and a separate kitchen and break out area.

SPECIFICATION

- Raised access floors to office areas
- Electric external security shutter to all window space at ground floor level.
- Comfort cooling.
- Central heating
- Suspended ceilings incorporating recessed lighting
- Disabled WC facilities

PARKING

The building has the benefit of the several parking spaces and street parking options are close by.

TERMS

The office are available by way of a new lease for a term to be agreed at £15,000 per annum inclusive of all utilities but exclusive of business rates.

NB - the rateable value will likely be substantially less than £12,000 which would qualify for 100% small business rates relief.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an EPC rating of C-62. A copy of the EPC is available upon request.

ACCOMMODATION

Ground Floor 752 sq ft (69.87 sq m)

VAT

The property is elected for VAT which will be charged on the rent.

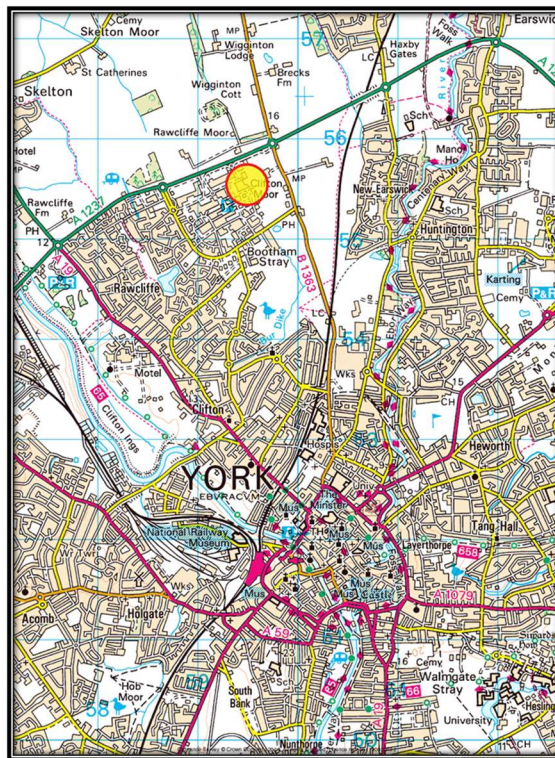
LEGAL COSTS

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

FURTHER INFORMATION / VIEWING

CARTER TOWLER
01904 217 941

Miles Lawrence
mileslawrence@cartertowler.co.uk
07711 868 336



IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991

Carter Towler, on their behalf and for the sellers or lessors of this property whose agents they are, give notice that : (i) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) All descriptions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person employed by Carter Towler has any authority to make or give any representation or warranty in relation to this property. Unless otherwise stated prices and rents quoted are exclusive of VAT. The date of this publication is November 2023. For information on our Privacy Policy please visit our website - www.cartertowler.co.uk