

TO LET

UNIT 45 AUSTER ROAD
CLIFTON MOOR
YORK
YO30 4XD

Industrial/Trade Counter Unit



904 sq. ft. (83.98 sq. m.)

- Well Established Trade Park Location
- Prominent Location on Estate
- Close to York Outer Ring Road
- On Site Security

DESCRIPTION

The property comprises an end terrace warehouse/industrial unit benefitting from the following:

- Shared Yard
- On site parking
- Three phase electrical supply
- 3.75 m to underside of haunches
- WC Facilities
- Roller shutter goods door

ACCOMMODATION

Unit 45 Auster Road provides the following approximate gross internal floor area:

Description	Sq m	Sq ft
Warehouse	83.98	904
Total	83.98	904

LOCATION

Clifton Moor is considered the premier industrial location in York, adjacent to the Clifton Moor Retail Park, approximately 2 miles north of the city centre and less than one mile from the York Outer Ring Road (A1237) which provides links to the A64, A59 and A19.

Auster Road can be accessed from Clifton Moorgate via Kettlestring Lane or alternatively from Stirling Road via Audax Road,



LEASE TERMS

The unit is available to let on a new full repairing and insuring lease for a term of years to agreed. Rental on application.

EPC

The property has been assessed, with an EPC rating of C (66).

SERVICE CHARGE

The ingoing tenants will also be responsible for the building insurance premium in relation to the unit together with a contribution towards the upkeep of the estate by way of service charge.

RATEABLE VALUE

We understand from the Valuation Office Agency website that the property is described as “warehouse and premises” and has a rateable value of £10,000 however interested parties should contact the local authority to verify.

VAT

All prices, premiums or rents are quoted exclusive of VAT which will be charged at the prevailing rate.

LEGAL COSTS

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

VIEWINGS

Richard Flanagan
01904 409590
richard@flanaganjames.com

Jonathan O'Connor
0113 3868816
Jonathan.oconnor@ryden.co.uk

Ryden.co.uk
0113 243 6777



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