

Modern High Quality Office Unit with Allocated Parking

12, Clifton Moor Business Village, York YO30 4XG

**Howard
Jenkins**

To Let



- Total NIA 1,235 ft² (114.73 m²) approx
- Ground Floor 540 ft² (50.17 m²); First Floor 695 ft² (64.56 m²) approx
- 5 car parking spaces
- Other businesses include Glencor Golf, VIPS Photography, Home Instead Senior Care, Ashberry of York, Joanne Gott Associates, 1st Byte IT, Beckingtons and Begbies Traynor



CIArb



RICS

01904 707000
www.howardjenkins.co.uk

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Availability

The premises will be available from 1 September 2020.

Location

Clifton Moor is a well-established business location with a wide range of retail & leisure facilities available; it is located about two miles north of York City centre, with the Outer Ring Road (A1237) nearby affording access to the A64 which provides a direct dual-carriageway connection to the A1M and Motorway network.

Clifton Moor Business Village is located within the heart of Clifton Moor, being approached off James Nicholson Link.

Description

This is a modern office unit with an attractive glazed corner feature elevation to ground & first floors; the offices are carpeted, having suspended ceilings incorporating fluorescent lighting, and electric heating; there is a kitchenette on the first floor and Men's and Ladies'/Disabled toilets at ground floor.

Net Internal Floor Areas

First Floor	695 ft ² (64.56 m ²)
Ground Floor	540 ft ² (50.17 m ²)
	1,235 ft² (114.73 m²)

Rating Assessment

The Valuation Office Agency website records the premises as having a Rateable Value (2017 List) of £12,000.

Small Business Rate Relief

Business rates are not payable on premises with a Rateable Value of £12,000 or less:

(<https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief>)

Lease Terms

The unit is offered on a new full repairing & insuring lease for a term by agreement.

Rental Guide

£15,000 per annum, exclusive of business rates, service charge & VAT.

VAT & Legal Costs

We are informed by our clients that the premises are registered for VAT. Interested parties should consult their accountants in this regard. Each party will be liable for their own legal costs in the transaction.

Energy Performance Certificate (EPC)

The EPC is available upon request or can be downloaded from our website; the Energy Performance Asset Rating is D97.

The RICS Code for Leasing Business Premises

This Code and its supplemental guide are drawn to the attention of prospective tenants who are recommended to seek the advice of an RICS member or other property professional.

Further Information & Viewing

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Note:

These details have been prepared under the current Covid-19 restrictions.

Date: August 2020

Subject to Contract



Disclaimer

These property details are believed to be correct but accuracy can not be guaranteed; they are expressly excluded from any offer or contract, in whole or in part. The information is given without responsibility on the part of Howard Jenkins and its client(s), and you should not rely on the information as being factually accurate about the property, its condition or its value. Howard Jenkins has no authority to make any representation or warranty in relation to the property. We have not undertaken a survey, nor tested the services, systems, appliances, fittings etc. Photographs and plans are provided for identification only. Areas, measurements and distances are approximate. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. Interested parties must rely on their own investigations as to the accuracy of these details and the condition and suitability of the property for their intended purpose, and should obtain independent professional advice.

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