

TO LET

**BARRY
CRUX**  **COMPANY**

CHARTERED SURVEYORS

VALUERS, PROPERTY CONSULTANTS & AGENTS



SUITE 3, GROUND FLOOR, PAVILION 2000 AMY JOHNSON WAY, CLIFTON MOOR, YORK, YO30 4XT

WELL-PRESENTED MODERN AIR-CONDITIONED OFFICE SUITE

LOCATED ON A POPULAR BUSINESS PARK, ACCESSIBLE FROM THE OUTER RING ROAD (A1237)

ON-SITE PARKING

SUITE 3 NET INTERNAL AREA: 82.05 SQ.M (883 SQ.FT)

TO LET - £13,000 PER ANNUM EXCLUSIVE

VIEWING: STRICTLY BY APPOINTMENT WITH THE SOLE LETTING AGENTS

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Regulated by **RICS**

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Barry Crux & Company Limited Registered Office: 20 Castlegate, York, YO1 9RP Registered in England No. 7198539 VAT Reg No. 500 9839 50
Barry Crux & Company is the trading name of Barry Crux & Company Limited.

DESCRIPTION

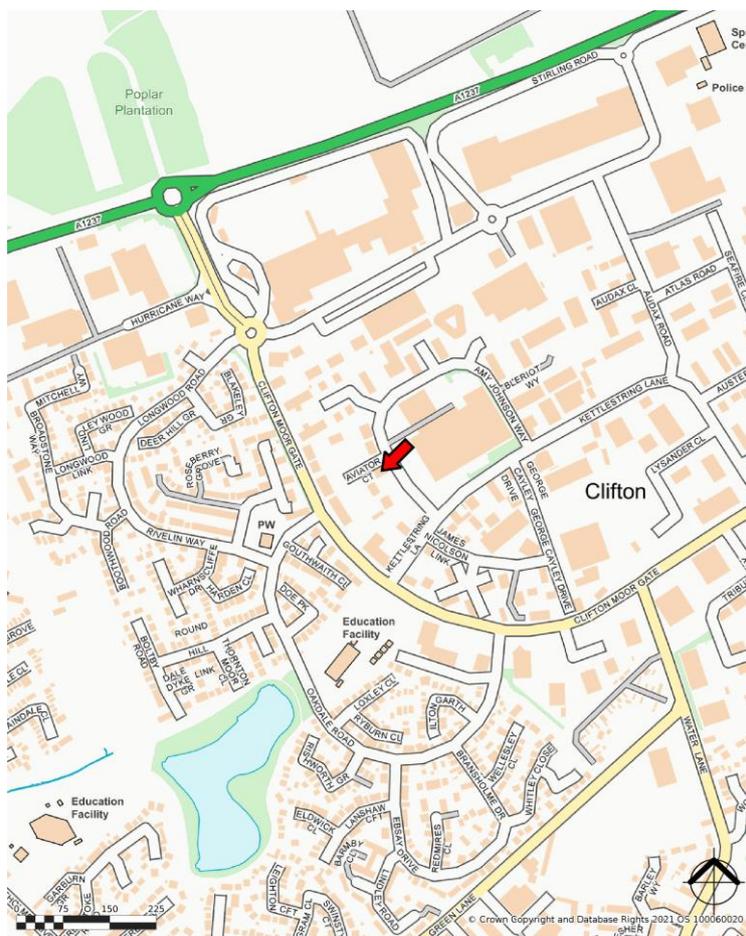
A high quality open plan office suite with two meeting rooms, situated on the ground floor of a modern air-conditioned office building with private off-street car parking.

The building benefits from an impressive, large glazed entrance reception, which provides access to the communal kitchen facility, toilets and office suites beyond.

LOCATION

Clifton Moor Business Park is situated approximately two miles north of York City Centre and less than half a mile from the A1237 York Outer Ring Road. The business park provides a variety of office and industrial buildings and also adjoins a retail and leisure park which includes a Tesco Supermarket, cinema and restaurants plus a large concentration of car dealerships.

The subject property is located on Amy Johnson Way, which can be easily accessed from Kettlestring Lane.



ACCOMMODATION

We have measured the premises in accordance with the RICS Property Measurement Standards (2nd edition). The unit provides the following:

Net Internal Area: 82.05 sq.m (883 sq.ft)

SERVICES

We understand all mains services are connected to the property.

LOCAL AUTHORITY

City of York Council.

RATEABLE VALUE

Suite C: £10,500 – to be confirmed

TERMS

The office suite is offered by way of an effective full repairing and insuring lease - The tenant is to be responsible for internal decoration and maintenance of the office suite. 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.

The lease is to be for a minimum term of 3 years and it is expected that a rent bond equivalent of 3 months' rent + VAT will be lodged with the landlord for the duration of the term.

COSTS

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

VALUE ADDED TAX

CONFIRM

ENERGY PERFORMANCE CERTIFICATE

The property has an energy performance asset rating of D 90. A full copy of the EPC is available upon request.

VIEWING

Strictly by appointment with the sole letting agents.

AGENTS' NOTE

Barry Crux & Co for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

- (i) the 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, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given having taken all reasonable steps to avoid committing an offence. Nonetheless such statements do not constitute any warranty or representation by the vendor and are accurate only to the best of present information and belief of the vendor;
- (iii) no person in the employment of Barry Crux & Co has any authority to make or give any representation or warranty whatever in relation to this property, nor is any such representation or warranty given whether by Barry Crux & Co or the vendors or lessors of this property;
- (iv) any mechanical or electrical device listed has not been tested and cannot be guaranteed. Similarly services have not been tested and cannot be guaranteed. Charges may be payable for service connections;
- (v) it is the responsibility of any intending Purchaser to satisfy himself as to the basis upon which he makes any offer. The making of any offer for the property will be taken as an admission by the intending Purchaser:-
 - a) that he has relied solely on his own judgement and or that of his advisers;
 - b) that, to the extent that he has not personally verified the information in these particulars, he has noted and accepted the qualification and disclaimer set out above;
 - c) that in entering any contract pursuant to any such offer, he shall have relied solely upon his own inspection and enquiries and the terms of such contract.
- (vi) these particulars are supplied to interested parties and the recipient of them will be deemed to irrevocably agree:-
 - a) to treat all information in strictest confidence and not to divulge it to any other party except a professional adviser;
 - b) to make no approach to the vendors or lessors or their staff in any way;
 - c) to undertake to conduct all contact and negotiations through Barry Crux & Company;
 - d) to submit any offer in respect of this property/business to Barry Crux & Company, solely;
 - e) that they are provided in advance of any negotiations taking place and are so on the understanding that they are binding;
 - f) that in the event of a party proceeding with a purchase and/or letting in breach of any of the aforementioned, that party agrees to be liable and responsible for the commission fee and expenses of Barry Crux & Company as would be due from the vendor/lessor.
- (vii) It is a condition of sale that any party making an offer which is accepted, will be required to lodge a refundable deposit amounting to 2% of the agreed price (subject to a minimum of £2,500) with the Selling Agents, who will hold such monies as stakeholder, and account for it upon completion of sale. This will be in accordance with the rules and regulations of the Royal Institution of Chartered Surveyors.
- (viii) Any information provided within these particulars is for guidance purposes only and any interested party must satisfy themselves and verify the accuracy of them in their own right. The agents take no responsibility for any misinterpretation of any of the information provided within these particulars, which may be arrived at or concluded by any interested party.