

High specification office accommodation located within impressive mature landscaped grounds at York's principal business park.



## To LET | High quality modern offices

Situated in some of York's most beautiful landscaped grounds, Clifton Park offers high specification office accommodation within a range of impressive buildings to suit the modern occupier. Well located for the thriving city centre of York, Clifton Park offers accessible, flexible office accommodation with a range of benefits including sustainable travel solutions and on-site amenities such as a hotel and public house as well as an excellent car parking provision.

### Specification

- Attractive entrance hall
- Male, female and disabled WC facilities
- Comfort cooling
- Raised floors
- Carpeting
- Passenger Lifts
- Kitchen facilities
- Double glazing
- Impressive car parking ratios



### Location

Clifton Park is well located on the west side of Shipton Road (A19) approximately 2 miles from York city centre. The property is close to the A1237 which links to the A59 and also provides easy connection to the A64 and A1(M).

### Description

Clifton Park comprises 3 modern office buildings built over 3 storeys with an attractive light brick façade and slated pitched roof within the attractive mature landscaped setting.

Other occupiers at Clifton Park include NFU Mutual, Balfour Beatty, Handelsbanken and Cellhire plc. There is also a pub/restaurant and Premier Inn at the entrance to the business park.



## Accommodation

We have measured the premises in accordance with the Royal Institution of Chartered Surveyors Code of Measuring Practice (6th Edition). Subject to availability floor areas of between 1,238 sq ft and 11,728 sq ft can be provided. Please contact the agents for details of current availability.

## Lease

New effective full repairing and insuring lease for a term by arrangement.

## Rent

Upon application.

## Rates

Interested parties are requested to make direct enquiries on the Valuation Office Agency website.

## Service charge

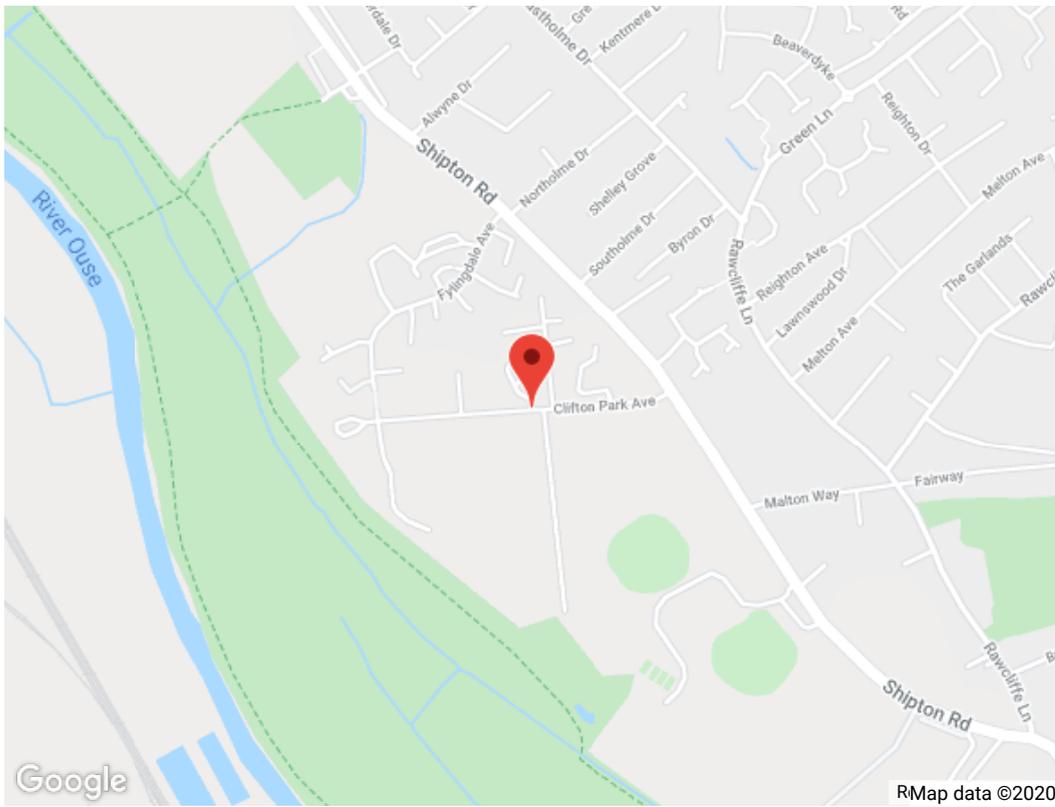
Upon application.

## VAT

All reference to price, premium or rent are deemed to be exclusive of VAT unless expressly stated otherwise. Any offer received will be deemed exclusive of VAT.

## For viewing

Or for further information please contact the joint agents.



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