

# FOR SALE.

*Rare freehold on Clifton Moor Industrial Estate  
with dedicated yard.*

 [///acute.chefs.pens](http://acute.chefs.pens)



*Kettlestring Lane | Clifton Moor |  
York | YO30 4XF.  
5,916 sq.ft. | 549.66 sq.m.*

## Description.

The unit comprises a detached, self-contained light industrial unit of steel portal frame construction. The roof and part external elevations are profile metal clad to ground floor whilst part are exposed brick. The windows are double glazed and are triple height in places. There is a single ground level roller shutter door to the southern elevation with a personnel door providing access to the offices to the eastern elevation.

Externally, to the eastern elevation there is an access way which provides vehicular access to the secure yard to the rear of the property. The yard is laid to compressed hardcore / stone chippings.

Internally there is a main warehouse area which benefits from the following specification:

- Translucent roof lights
- Concrete floor
- High level strip lighting
- 3 phase power
- Eaves height of 4.62m
- 3.0m roller shutter door
- Gas heating system

The offices are predominantly cellular and are in reasonable repair.

Incorporated into the office provision there are WC & shower facilities together with a canteen.

## Location.

The property is located in a prominent position on the highly desirable Clifton Moor Industrial Estate, north of York city centre.

Situated on the junction of Kettlestring Lane & Amy Johnson Way, the property can be accessed directly from the York Outer Ring Road (A1237) via Clifton Moor Gate which is a short distance west. To the west the A1237 links with the A64 which in turn links York with Leeds and the A1(M). To the east, the A1237 links with the A64 to Malton & Scarborough. York city centre is 3 miles south.

Nearby notable occupiers include, Gear 4 Music, Euro Car Parts, Toolstation, YESS Electrical as well as BMW, Mercedes & JLR dealerships.

## Accommodation.

Description	Areas (GIA)	
	Sq. m.	Sq. ft.
Warehouse	447.52	4,817.09
Offices / WC	93.64	1,007.92
Canteen	8.5	91.49
<b>Total</b>	<b>549.66</b>	<b>5,916.50</b>

The property has been measured on a gross internal basis in accordance with the RICS Code of Measuring Practise.

## Rateable Value.

We understand the premises have a Rateable Value of £41,500 as of the 1<sup>st</sup> April 2023.

## Terms.

The property is available on a freehold basis. The quoting price is £800,000.

## Tenure.

The freehold is held under Title number NYK57182.

## VAT.

We are awaiting confirmation regarding the VAT status of the property.



## EPC.

An Energy Performance Certificate has been commissioned and will be available in due course.

## Services.

The property is connected to mains 3-phase electricity, water and drainage.

## Anti-Money Laundering.

Any prospective purchaser will be asked to provide financial information and be subject to relevant Anti Money Laundering checks.

## Legal Costs.

Each party to be responsible for their own legal costs incurred as part of any transaction.



Promap © Crown Copyright and database rights 2024, OS AC0000813445  
Plotted Scale - 1:250000, Paper Size - A4



Promap © Crown Copyright and database rights 2024, OS AC0000813445  
Plotted Scale - 1:750, Paper Size - A4





# Contact.

For further information, or to arrange a viewing, please contact sole agents Knight Frank.



## TOM GOODE

+44 113 288 5264

+44 7583 120 180

[tom.goode@knightfrank.com](mailto:tom.goode@knightfrank.com)

## IAIN MCPHAIL

+44 113 297 1843

+44 7962 360 297

[ian.mcphail@knightfrank.com](mailto:ian.mcphail@knightfrank.com)

## Subject to Contract

### IMPORTANT NOTICE

(1) Particulars: These particulars are not an offer or contract, nor part of one. Any information about price or value contained in the particulars is provided purely as guidance, it does not constitute a formal valuation and should not be relied upon for any purpose. You should not rely on statements by Knight Frank in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property. No responsibility or liability is or will be accepted by Knight Frank LLP, seller(s) or lessor(s) in relation to the adequacy, accuracy, completeness or reasonableness of the information, notice or documents made available to any interested party or its advisers in connection with the proposed transaction. All and any such responsibility and liability is expressly disclaimed.

(2) Photos, Videos etc: The photographs, images, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

(3) Regulations: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

(4) VAT: The VAT position relating to the property may change without notice.

(5) Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002 Knight Frank LLP may be required to establish the identity and source of funds of all parties to property transactions.

(6) To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

[Particulars dated [Jan 2024]. Photographs and videos dated [Jan 2024]. ]

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership.

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Connecting people  
& property, perfectly.

