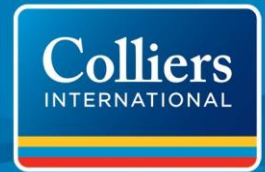


MODERN REFURBISHED OFFICES TO LET

10,124 SQ.FT. (940 SQ.M.)



CONSORT HOUSE, CLIFTON MOOR, YORK, YO30 4GP

- Modern Refurbished Office Building
- Established Business Park Location
- Self Contained
- Nearby Retail and Leisure Facilities at Clifton Moor
- Excellent Local and Regional Transport links
- Air Conditioned
- On Site Parking

CONTACT US

Strictly by prior appointment
with Colliers International, through:

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Consort House, Clifton Moor, York, YO30 4GP

LOCATION

The property occupies a shared site in a prominent position forming part of an established office location on Amy Johnson Way, Clifton Moor, York. York City Centre is approximately 3 miles to the north.

DESCRIPTION

The property is a modern, purpose built 2 storey office building with its own designated entrance. The accommodation is over ground and first floors with additional useful second floor storage area and server rooms.

The ground and first floors are accessed via an attractive full height atrium and are predominantly open plan with the first floor benefitting from high quality partitioned offices and meeting rooms to one elevation.

The available space is currently served by shared W.C. and Kitchen facilities but the Landlord would be prepared to install separate facilities in this regard subject to terms.

SPECIFICATION

The general specification includes:

- Air Conditioning
- Raised Access floors throughout
- Suspended ceilings
- LED lighting
- Double glazed windows
- WC facilities
- Shower facilities
- Passenger lift

RENT

£14.95 per sq. ft.

TENURE

Accommodation is available either as a whole or on a floor by floor basis on a new effective Fully Repairing and Insuring Lease, on terms to be agreed.

The property is to be separately re-assessed. Ingoing tenants will be responsible for the business rates. We advise that interested parties make their own enquiries with Local Authority.

ACCOMMODATION

The accommodation is measured on a net internal floor area basis.

Accommodation	Sq Ft	Sq M
Ground Suite 1	4,473	415.64
First	5,059	470.08
Second	592	55.08
TOTAL (NIA)	10,124	940.16

The property has been measured in accordance with the RICS Code of Measuring Practice 6th Edition.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction.

EPC

EPC rating B (40). A full copy of the Energy Performance Certificate is available upon request.

VIEWING AND FURTHER INFORMATION

Viewing is highly recommended and strictly by appointment. To arrange an inspection of the property or for further information, please contact joint letting agents Colliers International or McBeath Property Consultancy Limited.



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SUBJECT TO CONTRACT - November 2021

Misrepresentation Act

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