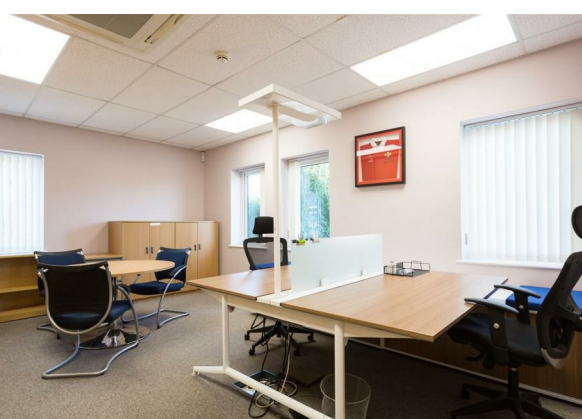




First Floor Suites, Pavilion 2000, Amy Johnson Way, Clifton Moorgate, York £6,500 (From) Per Annum

- First class serviced office suites within a modern air-conditioned building.
- Located within close proximity to the outer ring road, with excellent amenities nearby.
- Ample on-site parking.
- Net Internal Area: 20.08 - 48.40 sq.m (216 - 521 sq.ft).



DESCRIPTION

The serviced office suites are located on the first floor of a modern air-conditioned office building, accessed via an impressive glazed atrium with lift access. The first floor provides a welcoming reception/hallway, off which are three modern offices, shared kitchen facility and communal boardroom.

The site provides ample parking for colleagues and clients alike.

Suite 4 - NIA 48.40 sq.m (521 sq.ft) - IPMS3 49.40 sq.m (532 sq.ft)

Suite 6 - NIA 20.08 sq.m (216 sq.ft) - IPMS3 20.88 sq.m (225 sq.ft)

LOCATION

The property is located on Amy Johnson Way, within the heart of Clifton Moor Business Park. York City Centre is located just 3 miles to the south and the outer ring road (A1237) is within close proximity, the latter of which provides good access onto the A64 and motorway network beyond.

Clifton Moor provides an excellent range of office, industrial and retail occupiers - including the likes of Tesco, McDonald's, Vue Cinema, Screwfix, Harrowells Solicitors and many more.

SERVICES

We understand all mains electricity, water and drainage are connected to the property.

TERMS

Suite 4 - LET AGREED

Suite 6 - LET AGREED

The suites are available on an all inclusive basis, save business rates and internet on a 12 month licence. A one month bond is to be lodged with the Landlord for the duration of the occupancy.

RATEABLE VALUE

Suite 4 - £7,900

Suite 6 - £3,400

ENERGY PERFORMANCE CERTIFICATE

The property has an energy performance asset rating of D 90.

VIEWINGS

Viewings strictly by appointment with the sole letting agent - contact Stephenson's Estate Agents.

COSTS

The ingoing tenant will be responsible for a £250 + VAT contribution towards the setting up of the licence agreement.

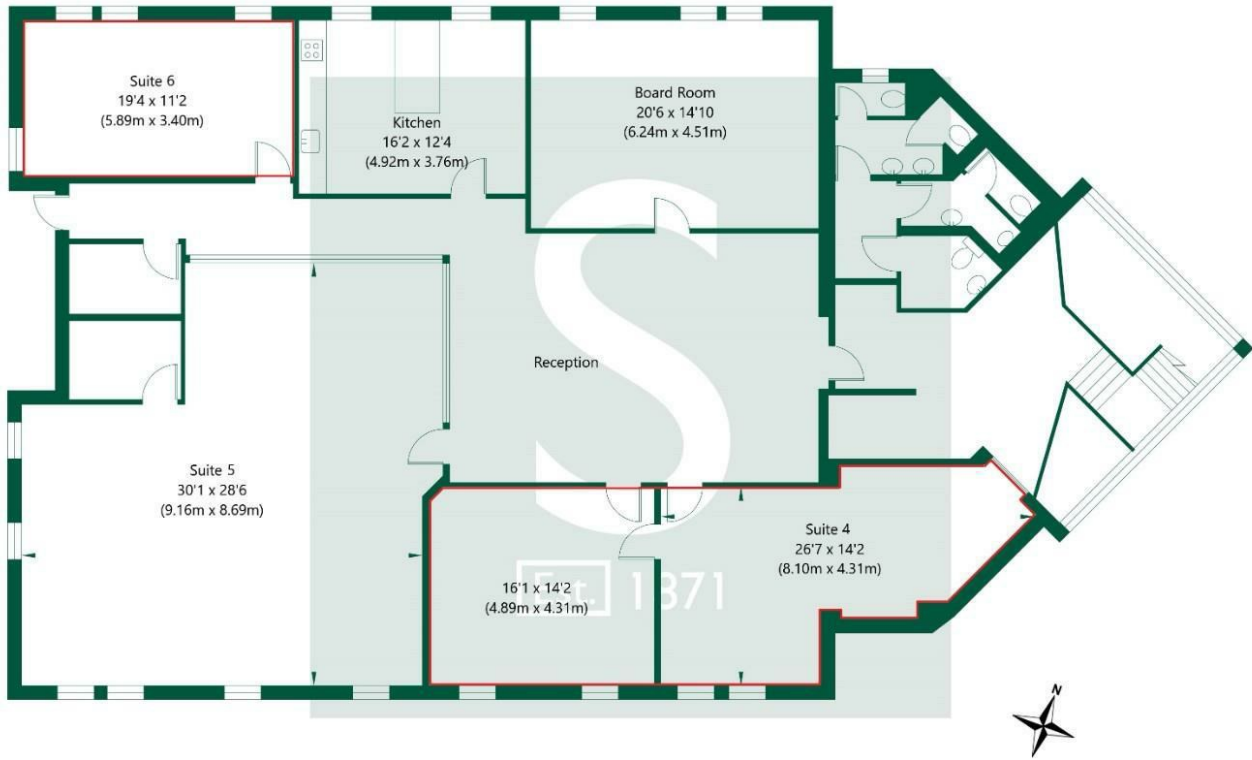
VALUE ADDED TAX

All figures quoted are exclusive of VAT. Where VAT is applicable, it will be charged at the prevailing rate.

DATE PREPARED

Revised July 2024.

Pavilion 2000, Amy Johnson Way, Clifton Moor, York, YO30 4XT



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 3338 SQ FT / 310.12 SQ M
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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