

## First Floor, 3a Centurion Office Park, York £16,000 Per Annum

- First floor office suite within a modern building
- Located within close proximity to the outer ring road, with excellent amenities nearby
- 6 car parking spaces
- Net Internal Area: 146 sq.m (1,575 sq.ft).
- A sale of the long leasehold interest may be considered



## DESCRIPTION

A modern first floor office suite with raised access floors, suspended ceilings with recessed lighting and good natural light. The office is currently divided to provide a number of meeting rooms, kitchen and a larger open plan space, although could be readily adapted to suit an occupier's needs.

Net Internal Area: 146 sq.m (1,575 sq.ft).

A sale of the long leasehold interest may be considered.

## LOCATION

The office is located on Centurion Business Park, which provides an array of modern buildings (mid-2000s), to the edge of Clifton Moor Business Park.

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.

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.

## SERVICES

We understand that the property benefits from all mains services.

## TERMS

The property is available by way of a new lease at £16,000 per annum, payable quarterly in advance and on a minimum contractual term of 5 years. The lease is to be on an internal repairing and insuring basis. A rent bond may be payable and held for the duration of the lease, subject to referencing.

The tenant will be payable for the estate service charge, which we understand to be circa £950 per quarter.

A sale of the long leasehold interest would be considered.

## RATING ASSESSMENT

Rateable Value: £17,250

## ENERGY PERFORMANCE CERTIFICATE

The property has an energy performance asset rating of B 45. A full copy of the certificate is available upon request.

## VIEWINGS

Viewings strictly by appointment with the joint letting agents:

Stephensons Estate Agents (Commercial & Development)

Elliot Newby

[elliot@stephensons4property.co.uk](mailto:elliot@stephensons4property.co.uk)

01904 625 533

Stapleton Waterhouse (joint agent)

Alastair Gill

[alastair@stapletonwaterhouse.com](mailto:alastair@stapletonwaterhouse.com)

01904 622226

## COSTS

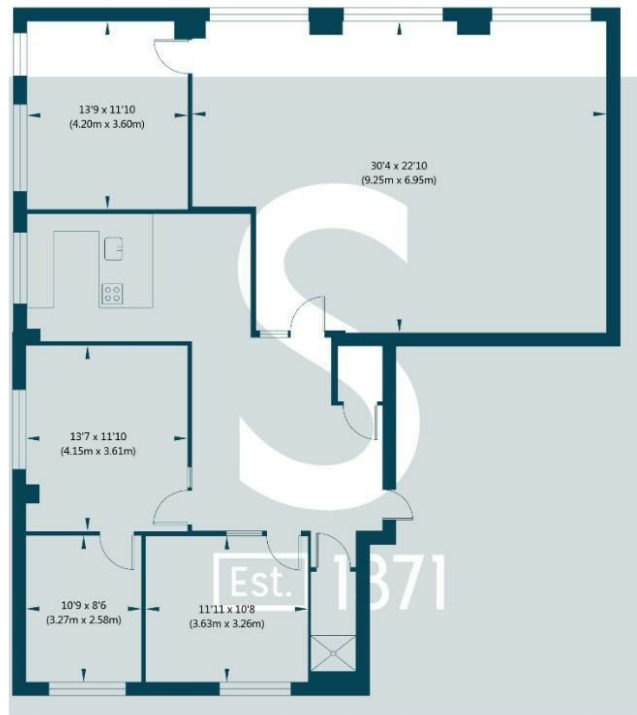
Each party is to be responsible for their own legal costs incurred in connection to the transaction

## VALUE ADDED TAX

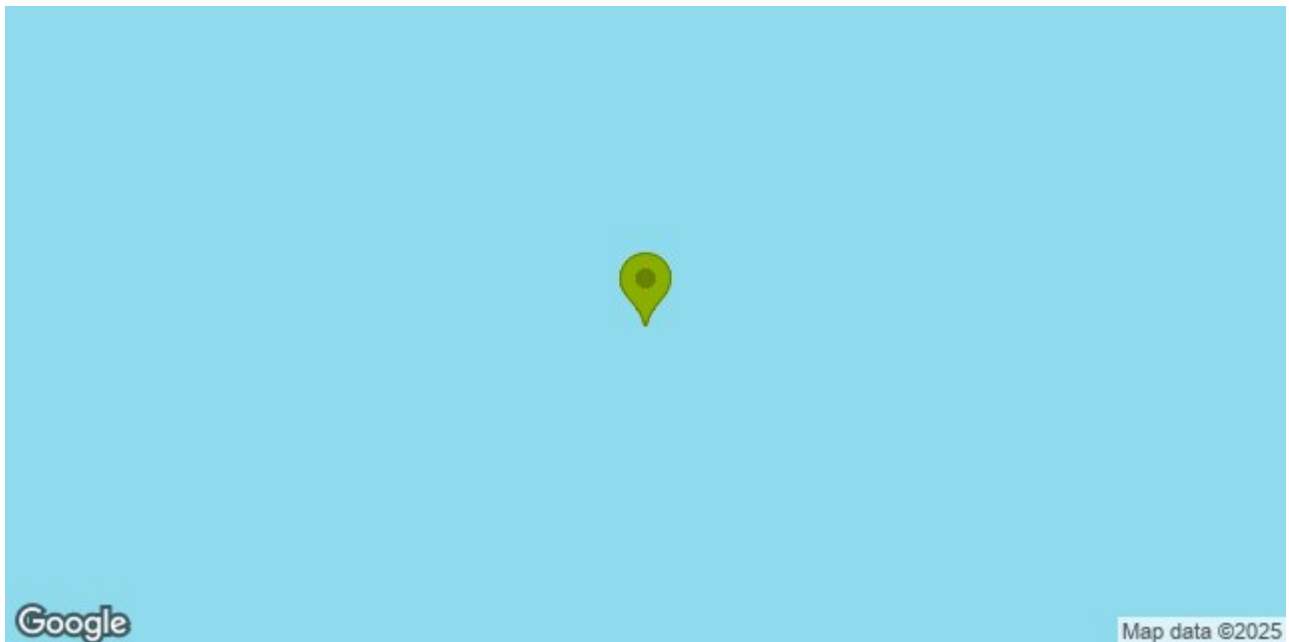
All figures quoted are exclusive of VAT. Where VAT is applicable, it will be charged at the prevailing rate.



## Centurion Office Park, York, YO30 4RY



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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### Stephensons

York	01904 625533
Knaresborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
Haxby	01904 809900

### Partners

J F Stephenson MA (cantab) FRICS FAAV  
I E Reynolds BSc (Est Man) FRICS  
R E F Stephenson BSc (Est Man) MRICS FAAV  
N J C Kay BA (Hons) pg dip MRICS  
O J Newby MNAEA  
J E Reynolds BA (Hons) MRICS  
R L Cordingley BSc FRICS FAAV  
J C Drewniak BA (Hons)

### Associates

N Lawrence

