



Clifton Park

YORK'S PRINCIPAL BUSINESS PARK

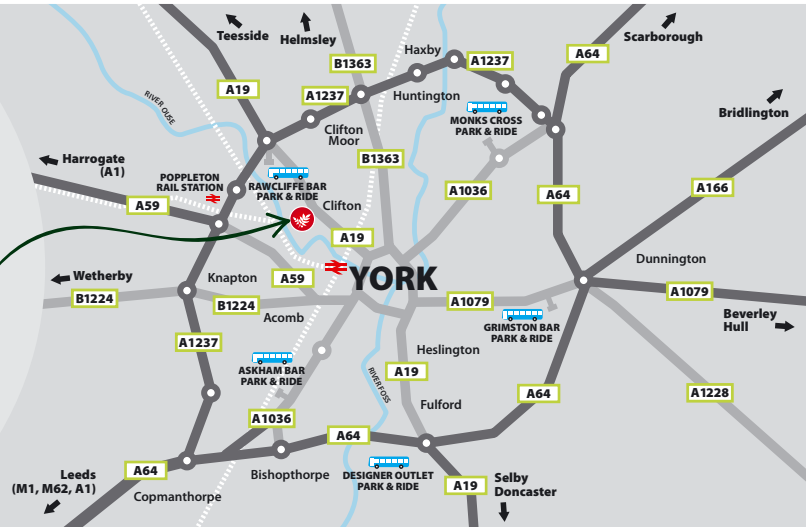


HIGH QUALITY MODERN OFFICES
Maple House, Block B, Clifton Park, York, YO30 5PB
2,764 - 8,954 sq ft
up to 38 car parking spaces



FANTASTIC OPPORTUNITY TO ACQUIRE **GRADE A** OFFICE ACCOMMODATION SITUATED IN **LANDSCAPED** GROUNDS CLOSE TO THE VIBRANT CENTRE OF YORK

PREMIER BUSINESS LOCATION...



LOCATION

Maple House, 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 A1(M).

DESCRIPTION

Maple House is a modern office building 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, Signalling Solutions 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) and calculate the net floor areas as:

	M ²	SQ FT
2nd Floor	280.32	3,017
1st Floor	281.28	3,028
Ground Floor	256.72	2,764
Grd Floor Reception	13.46	145
TOTAL	831.78	8,954

Available from 2,764 sq ft (256.72 m²) up to 8,954 sq ft (831.78 m²)

SPECIFICATION

- Attractive Entrance Hall
- Male, Female and Disabled WC Facilities
- Comfort Cooling
- Raised Floors
- Carpeting
- Kitchen Facilities
- Up to 38 Car Parking Spaces

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LEASE

A new effective full repairing and insuring lease, for a term by arrangement.

RENT

Upon Application

RATES

The premises may need to be re-assessed following occupation. According to the Valuation Office Agency website the current rateable values are as follows:

Ground Floor	£40,250
Pt Ground and 1st Floor	£43,750
Second Floor	£40,500

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.

VIEWING

For viewing and further information please contact the joint agents.



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