



HIGH QUALITY REFURBISHED OFFICE SPACE

2,764 SQ FT - 11,576 SQ FT



CliftonPark

York YO30 5PB



PREMIUM OUT-OF-TOWN OFFICE SPACE IN YORK'S PREMIER BUSINESS PARK

Set within some of York's most impressive mature landscaped grounds, Clifton Park offers **high-specification office accommodation** in one of the city's premier business park locations. Comprising three modern office buildings arranged over three storeys, the development features an attractive light brick façade and slated pitched roofs, providing a professional and welcoming environment for modern occupiers.

The buildings have been **comprehensively refurbished** to create high-quality, flexible workspace, including inviting entrance lobbies, upgraded WC and shower facilities, attractive communal areas with feature lighting, and comfortable breakout spaces.

Well positioned for easy access to York city centre, Clifton Park combines a prestigious setting with excellent connectivity and a range of occupier benefits, including sustainable travel solutions, **generous on-site car parking** (1:250 sq ft), and convenient amenities such as the Premier Inn and The Dormouse pub and restaurant.

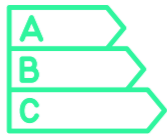


Clifton Park

SPECIFICATION



Newly refurbished throughout



A-rated EPC for all buildings



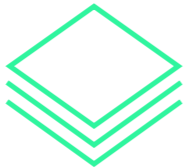
Air conditioning in all suites



Newly refurbished wc and shower facilities



Suspended ceilings with LED lighting



Fully raised floors throughout



Sustainability features including PV panels



Lift access to all floors



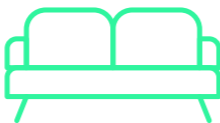
Highly landscaped setting with nearby cycle/walking routes



Excellent car parking ratios (1:250 sq ft) and EV charge points

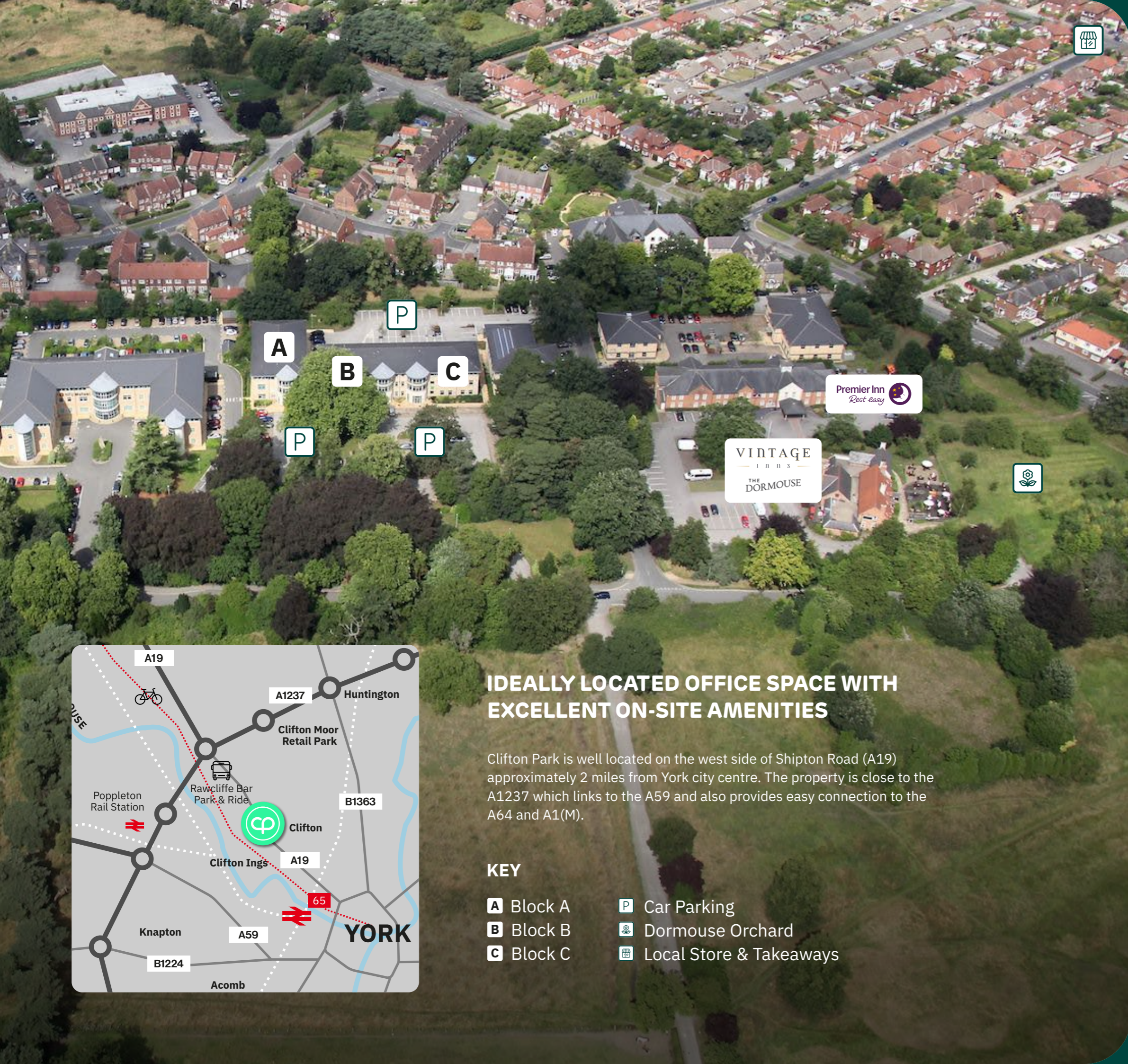


Thriving business community



Upgraded attractive entrance lobbies and communal spaces





TRAVEL TIMES



Train York to Edinburgh
2hr 30 minutes



Train York to London
1hr 45 minutes



Car to A1(M)
22 minutes



Car to Leeds
45 minutes



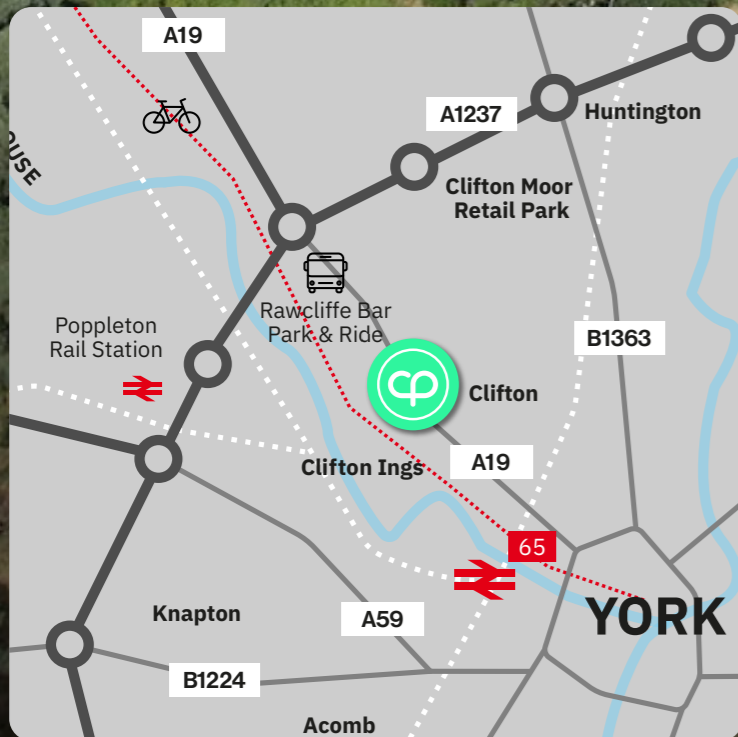
Bike to city centre
10 minutes

IDEALLY LOCATED OFFICE SPACE WITH EXCELLENT ON-SITE AMENITIES

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 A64 and A1(M).

KEY

- A** Block A
- B** Block B
- C** Block C
- P** Car Parking
- Dormouse Orchard
- Local Store & Takeaways





ACCOMMODATION SCHEDULE

BLOCK A

NIA	SQ FT	SQ M	
Ground Floor	-	-	LET
First Floor	-	-	LET
Second Floor	-	-	LET
TOTAL	-	-	

BLOCK B

NIA	SQ FT	SQ M	
Ground Floor	2,764	257	AVAILABLE
First Floor	-	-	LET
Second Floor	-	-	LET
TOTAL	2,764	257	

BLOCK C

NIA	SQ FT	SQ M	
Ground Floor	2,771	257	AVAILABLE
First Floor	3,017	280	AVAILABLE
Second Floor	3,024	281	AVAILABLE
TOTAL	8,812	818	

PREMIER BUSINESS LOCATION SITUATED IN SOME OF YORK'S MOST BEAUTIFUL LANDSCAPED GROUNDS

Clifton Park offers high specification office accommodation and a range of impressive buildings to suit the modern occupier.

LEASE

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

RENT AND 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.

**For viewing and further information
please contact the joint agents:**



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CliftonPark

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