



HIGH QUALITY REFURBISHED OFFICE SPACE

2,764 SQ FT - 9,072 SQ FT



CliftonPark

York YO30 5PB



WELCOME TO NATURE CLIFTON PARK



Omnicom
Balfour Beatty

Laboratory
House





Clifton Park

HIGH SPECIFICATION OFFICES LOCATED WITHIN IMPRESSIVE MATURE LANDSCAPED GROUNDS AT YORK'S PREMIER BUSINESS PARK

Situated in some of York's most beautiful landscaped grounds, Clifton Park offers **high specification office accommodation** with a range of attractive buildings and suites to suit the modern occupier. Well located for the thriving city centre of York, Clifton Park offers accessible, flexible office accommodation with a range of benefits including sustainable travel solutions and on-site amenities such as the Premier Inn and The Dormouse pub and restaurant, as well as an **excellent car parking provision** (1:250 sq ft).





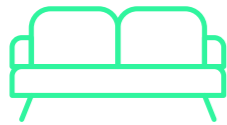
PREMIUM YORK OUT OF TOWN OFFICE SPACE

Clifton Park comprises 3 modern office buildings built over 3 storeys with an attractive light brick façade and slated pitched roof. The buildings have been **comprehensively refurbished**, with inviting entrance lobbies, new wc and shower facilities, attractive communal spaces with feature lighting and comfortable breakout areas.

Current occupiers at Clifton Park include Burton Roofing, NFU Mutual, Balfour Beatty, Handelsbanken and Cellhire plc.



SPECIFICATION



Newly refurbished entrance lobbies and communal spaces



Thriving business community



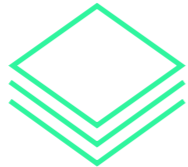
Air conditioning in all suites



Newly refurbished wc and shower facilities



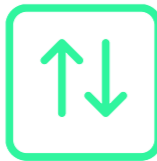
Suspended ceilings with LED lighting



Fully raised floors throughout



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



Lift access to all floors



Highly landscaped setting with nearby cycle/walking routes





LOCAL AMENITIES

Clifton Park is ideally positioned for a range of fantastic local amenities. On site we have The Dormouse pub & restaurant, Premier Inn, and a multitude of green spaces to enjoy. Just a short walk away you will find a fish & chip shop, local convenience store with post office, and a delightful coffee shop serving fresh home made sandwiches and cakes.

York's historic city centre with its vibrant mix of independent shops, cafés, bars and restaurants is within easy reach, whilst further afield are the popular Clifton Moor, Monks Cross and Vangarde retail parks - offering some of the best shopping and leisure facilities in North Yorkshire.



York Minster
1.7 Miles



Clifton Moor Retail Park
2.4 Miles



Premier Inn Hotel
0.1 Miles



The Dormouse Pub and Restaurant
0.1 Miles



Bannatyne Health Club & Spa
1.7 miles



York Railway Station
2.1 Miles



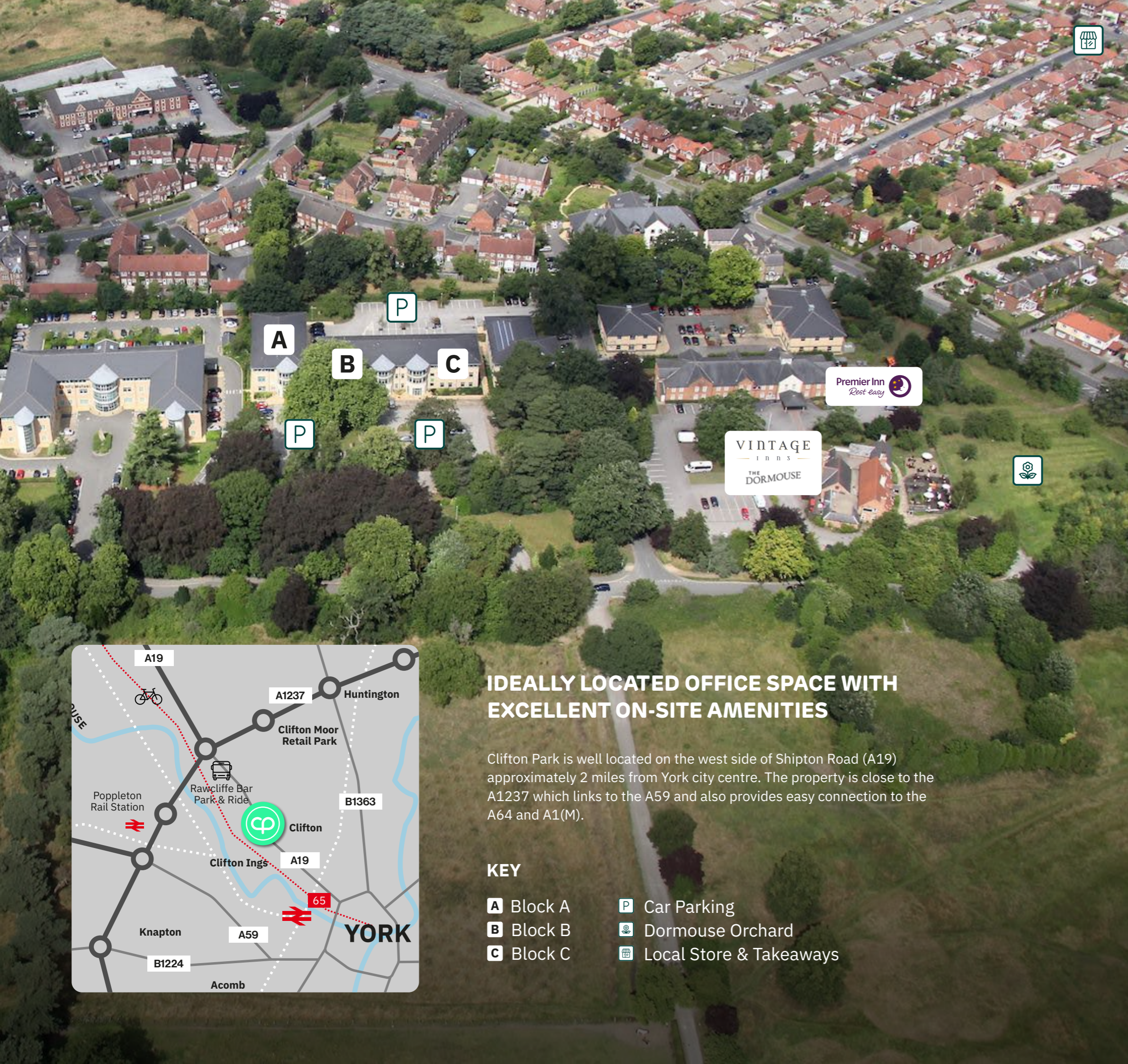
Local Store & Takeaways
0.4 miles



Vangarde Retail Park
3.9 Miles







TRAVEL TIMES



Train York to Edinburgh
2hr 30 minutes



Train York to London
1hr 45 minutes



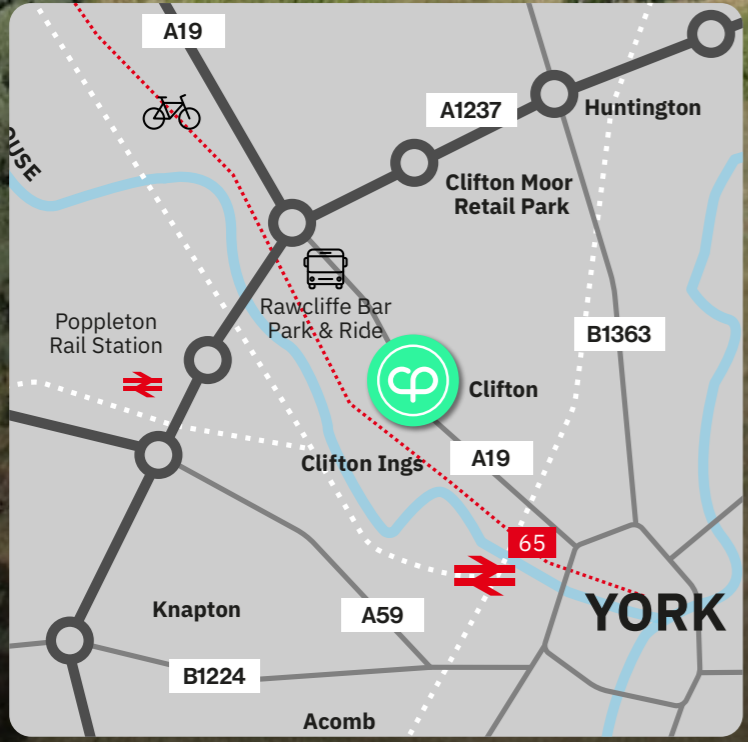
Car to A1(M)
22 minutes



Car to Leeds
45 minutes



Bike to city centre
10 minutes

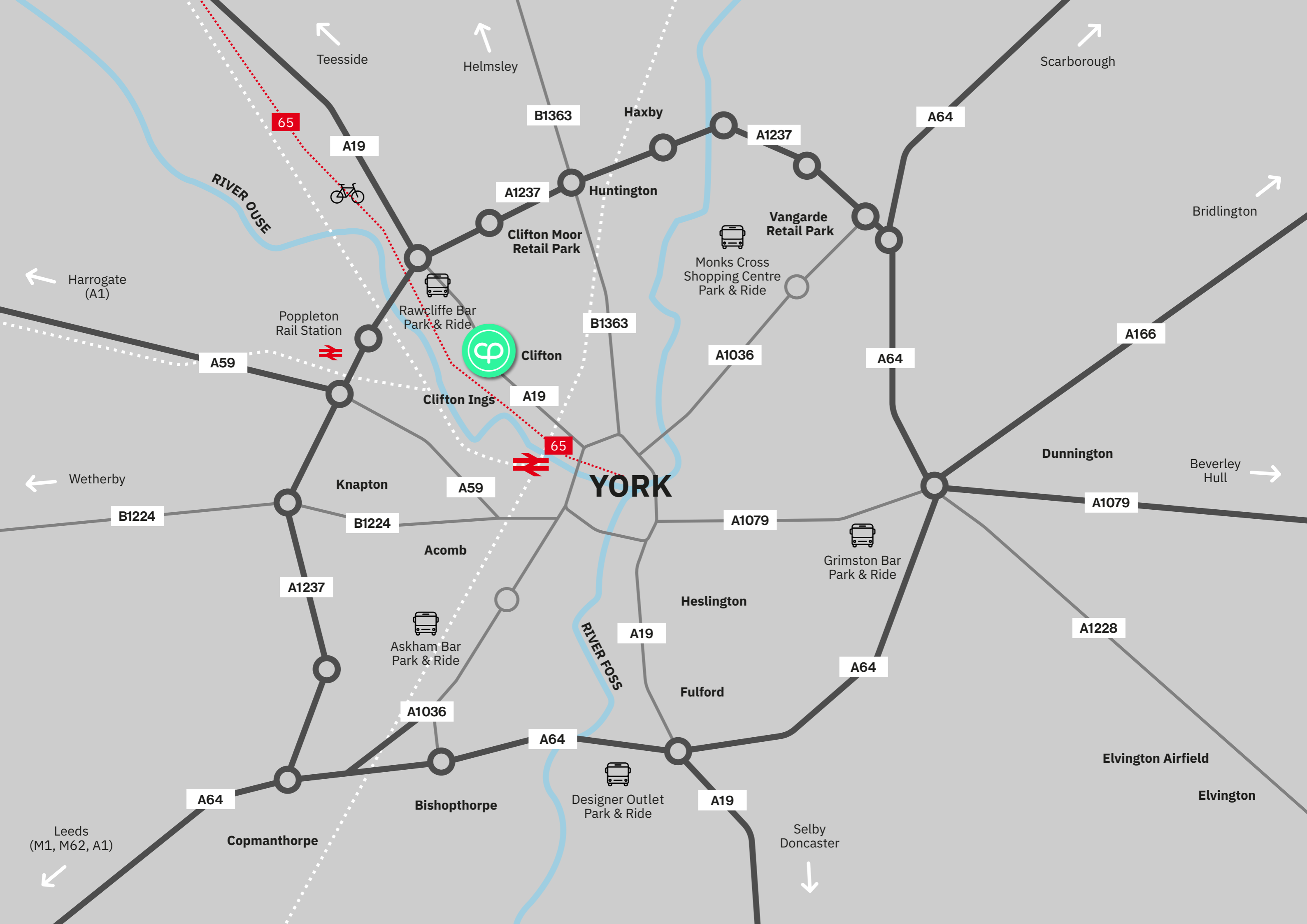


IDEALLY LOCATED OFFICE SPACE WITH EXCELLENT ON-SITE AMENITIES

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



YORK

RIVER OUSE

RIVER FOSS

65

65



**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.





CliftonPark

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**For viewing and further information please
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