



Clifton Park

York YO30 5PB

2,764 SQ FT (257 SQ M) HIGH QUALITY REFURBISHED OFFICE SPACE



**HIGH QUALITY
AIR-CONDITIONED OFFICES
TO LET**

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 Doormouse pub and restaurant, as well as an excellent car parking provision (1:250 sq ft).



SPECIFICATION

Clifton Park comprises 3 modern office buildings built over 3 storeys with an attractive light brick façade and slated pitched roof within the attractive mature landscaped setting. The office buildings have been comprehensively refurbished providing some of the very best out of town space for York providing highly attractive accommodation.

Occupiers at Clifton Park include NFU Mutual, Balfour Beatty, Handelsbanken and Cellhire plc.



Highly landscaped setting with nearby cycle/walking routes



Thriving business community



Air conditioning in all suites



Lift access to all floors



Newly refurbished bathroom and shower facilities



Suspended ceilings with LED lighting



Fully raised floors throughout



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





EXCELLENT ON-SITE CAR PARKING RATIOS & EV CHARGE POINTS

65

Rawcliffe Bar
Park & Ride

BLOCK A

BLOCK B

BLOCK C

A19

**CLOSE TO NATURE, CLOSE TO
YORK CITY CENTRE**

York City
Centre



LOCATION

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). There is the Doormouse pub and restaurant and Premier Inn at the entrance to the business park, and further afield are the popular Clifton Moor, Monks Cross and Vangarde retail parks.



York Minster
1.7 Miles



Clifton Moor Retail Park
2.4 Miles



Premier Inn Hotel
0.2 Miles



The Doormouse Pub and Restaurant
0.2 Miles



National Cycle Route 65
0.3 miles



York Railway Station
2.1 Miles

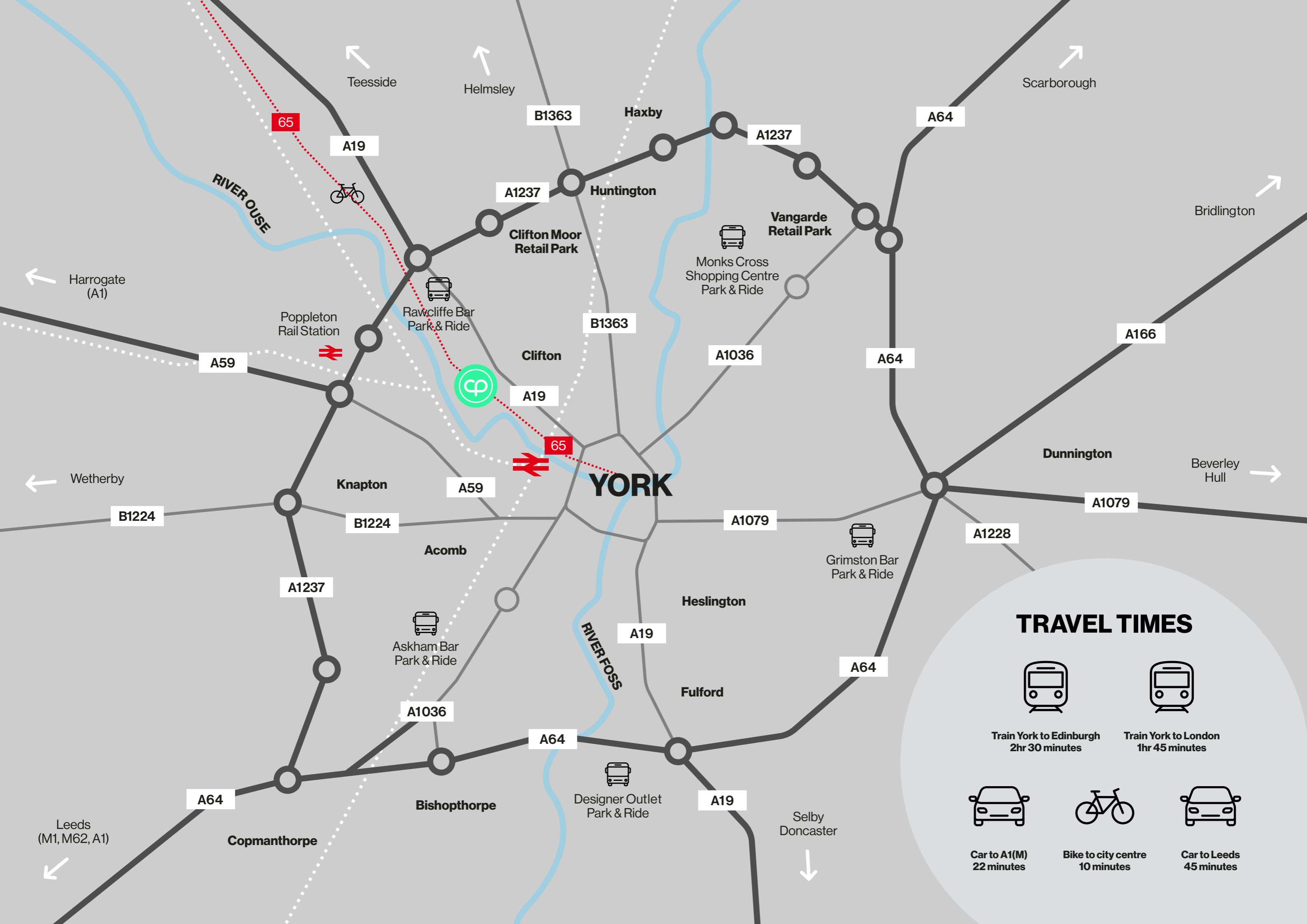


Bannatyne Health Club & Spa
1.7 miles








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 | Bike to city centre 10 minutes | Car to Leeds 45 minutes |

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.

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 Doormouse pub and restaurant and Premier Inn, as well as an excellent car parking provision (1:250 sq ft).

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.



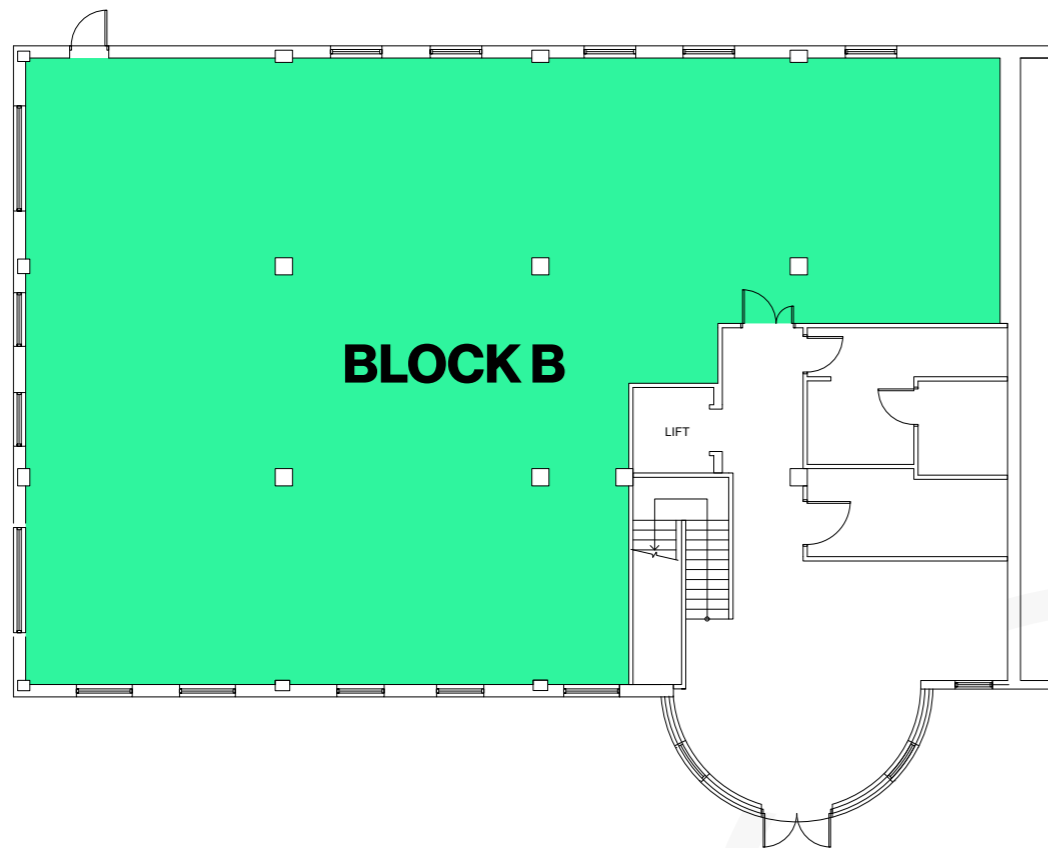


BLOCK B GROUND FLOOR
2,764 SQ FT

ACCOMMODATION

The accommodation has recently been refurbished and offers the following available accommodation:

BLOCK B
GROUND FLOOR
 2,764 SQ FT (257 SQ M)

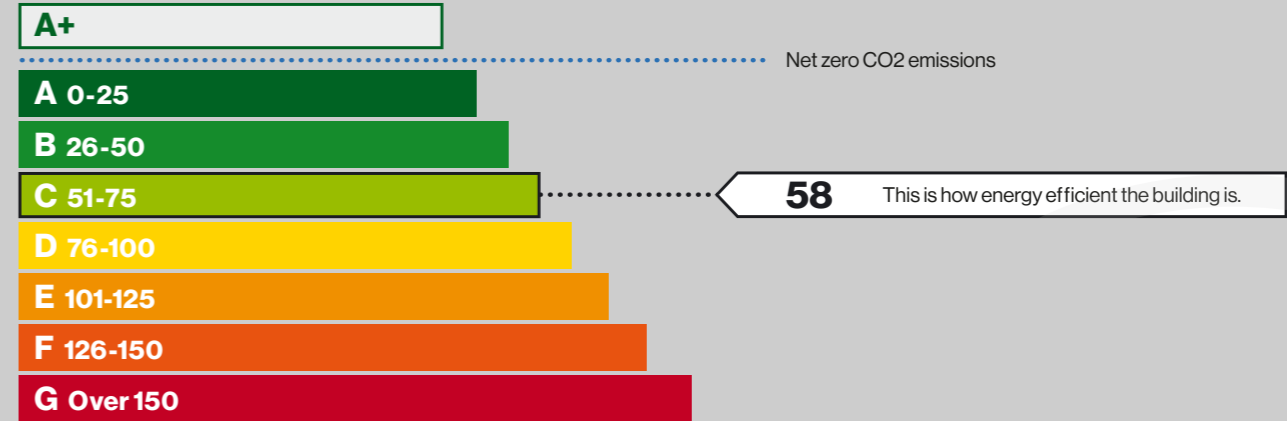


ENERGY PERFORMANCE CERTIFICATE

Non-Domestic Building

Energy Performance Asset Rating

More energy efficient



Less energy efficient

Technical information

| | |
|----------------------------------|---------------------------------|
| Main heating fuel: | Natural Gas |
| Building environment: | Heating and Natural Ventilation |
| Total useful floor area (m2): | 1013 |
| Building complexity (NOS level): | 4 |

Benchmarks

Buildings similar to this one could have ratings as follows:

| | |
|-----------|----------------------------------|
| 37 | If newly build |
| 72 | If typical of the existing stock |

Certificate Reference Number: 9290-2018-0308-9410-7070

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd



CliftonPark

Clifton Park Ave, York YO30 5PB
www.cliftonpark.co.uk

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



Andrew McBeath
andrew@mcbeathproperty.co.uk
01904 692 929
07725 416002



Richard Thornton
richard.thornton@eu.jll.com
0113 235 5269
07966 532251

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