



**OFFICES – CLIFTON TECHNOLOGY CENTRE  
KETTLESTRING LANE  
CLIFTON MOOR  
YORK**

Modern office and workspace of up to approx. 7,357 sq.ft. (682.46 sq.m.) over two floors with computer friendly lighting, skirting trunking, electric heating, kitchen facilities on both floors, shower and on-site parking. Ground floor accommodation is in a cellular format with first floor capable of providing large open plan space by removal of existing partitioning. Clifton Moor remains a major business centre with occupiers including Banks, Solicitors, Accountants, Architects, The Environment Agency, York and Selby NHS Trust etc. Ground floor 4,417 sq.ft. (410.34 sq.m.) and first floor 2,940 sq.ft. (273.12 sq.m.) are available separately.

**OFFICES/WORKSPACE + PARKING  
TO LET – NEW SUB LEASE**

**RENT:  
FROM £9/SQ.FT.**



## ACCOMMODATION

### Ground Floor

Entrance Foyer

Male/Female/Disabled W.C.'s

Office space has been sub-divided by blockwork partitions to provide:-

Office: 244 sq.ft. (22.66 sq.m.)

General Office: 1,012 sq.ft. (94.01 sq.m.)

General Office: 1,385 sq.ft. (128.66 sq.m.)

General Office: 1,012 sq.ft. (94.01 sq.m.)

Office: 291 sq.ft. (27.03 sq.m.)

Server: 112 sq.ft. (10.40 sq.m.)

Office: 324 sq.ft. (30.09 sq.m.)

Kitchen: 37 sq.ft. (3.43 sq.m.)

Shower: - -

Cleaners Cupboard: - -

**Total 4,417 sq.ft. (410.34 sq.m.)**

### First Floor

Landing

Male/Female W.C.'s

Office space has been partitioned with a combination of blockwork and non-structural partitions to provide:-

Offices: 2,866 sq.ft. (266.25 sq.m.) - 3 offices formed by solid partitioning

Kitchen: 74 sq.ft. (6.87 sq.m.)

**Total 2,940 sq.ft. (273.12 sq.m.)**

**Outside:** 30 Marked parking spaces

## BUSINESS RATES

The property is currently assessed with a near-by property and the assessment is to be split. Enquiries with City of York Council currently reveal the following information:

Rateable Value:	£123,000	(2005 Valuation List)
General Rates Payable:	£59,655	(2009/2010)

The above liability will reduce when the assessment has been split. The above information can be verified by contacting City of York Council on 01904 551140 (Business Rates). The rating assessment can be checked on [www.voa.gov.uk](http://www.voa.gov.uk) (postcode YO30 4GU).

## LEASE DETAILS

The property is held on lease until 2014 and therefore a sub-lease of the whole or a floor is available for a lesser period. The lease will be in a full repairing and insuring format. Quotations can be given when occupier requirements are known. The security of tenure provisions of the Landlord and Tenant Act 1954 will be excluded by mutual agreement. Each party will be responsible for its own legal costs in the matter.

## PHOTOGRAPHS



An office interior



Security measures



Kitchen facilities

## LOCATION

The property is situated at the junction of Kettlestring Lane and James Nicholson Link on the Clifton Moor Estate.



## VIEWING

Strictly by appointment with the Letting Agents Tel: 01904 679733

### IMPORTANT NOTICE

These particulars which were prepared on 15<sup>th</sup> July 2008 and amended 25<sup>th</sup> March 2009 (rate assessment) are provided subject to the following terms:- 1.They are for general guidance only and do not constitute the whole or any part of an offer or contract. No employee of Blacks has any authority to make or give any representation or warranty or enter into any contract in relation to the property. 2. Dimensions are approximate only and descriptions are given without responsibility on the part of Blacks or the vendors or lessors. Reference to plant, machinery, services, etc., does not constitute a representation of the condition, or that it is capable of fulfilling its intended function. 3.All references to prices, rent, etc., exclude VAT which may apply and any offer made will be assumed to be VAT exclusive unless stated otherwise. 4.Certain aspects such as dimensions, rating assessments, occupancy of the subject or adjoining property, etc., may from time to time change. Information contained has been collated as a result of verbal inquiries only. Personal inspection and enquiry including the taking of independent advice is imperative before a contract is entered into. 5.The current availability of this property should be checked particularly if a party is travelling some distance to view.