



## **OFFICE PREMISES KETTLESTRING LANE CLIFTON MOOR YORK**

A particularly distinctive building in a high profile location fronting Clifton Moorgate the main route through Clifton Moor the mixed retail, office, industrial, leisure and motor-trade business park. Ideal for those looking for **combined office and workspace**, accommodation extends to approximately 4,282 sq.ft. (397.79 sq.m.) over two floors with 21 marked parking spaces on site. Whilst fronting Clifton Moorgate the property is approached from Kettlestring Lane in close proximity to other office occupiers including those within the near-by Clifton Moor Business Village. Refurbishment has recently been completed and the building is ready for occupation.

**OFFICES TO LET - 4,282 sq.ft.  
NEW LEASE AVAILABLE**

**RENTAL REGION:  
£10/sq.ft.**



## ACCOMMODATION

### Ground Floor

Entrance Hall/Staircase:	-	-
Inner Hall:	259 sq.ft.	(24.06 sq.m.)
Front Office:	177 sq.ft.	(16.44 sq.m.)
Front Office (Partitioned):	681 sq.ft.	(63.26 sq.m.)
Centre Office:	224 sq.ft.	(20.80 sq.m.)
Rear Office:	392 sq.ft.	(36.41 sq.m.)
Rear Office:	170 sq.ft.	(15.79 sq.m.)
Inner Lobby:	-	-
Kitchenette:	-	-
Shower Room:	-	-
W.C.:	-	-
W.C.:	-	-

### First Floor

Landing/Stairwell:	-	-
Inner Hall:	331 sq.ft.	(30.74 sq.m.)
Front Office:	917 sq.ft.	(85.18 sq.m.)
Centre Office:	165 sq.ft.	(15.32 sq.m.)
Rear Office:	917 sq.ft.	(85.18 sq.m.)

### Outside

Marked parking spaces to front and side of the building.

## BUSINESS RATES

The property is currently assessed with a near-by office and application will be made to the Valuation Office Agency to have the combined assessment split. The assessment in respect of the subject property should therefore be available shortly.

## LEASE DETAILS

The property is available on a new full repairing and insuring lease. Each party will be responsible for its own legal costs.

## VIEWING

Strictly by appointment with the Letting Agents Tel: 01904 679733

## INTERNAL PHOTOGRAPHS



**A Typical First Floor Room**



**Main Entrance**



**A Typical Ground Floor Room**

## LOCATION PLAN



### IMPORTANT NOTICE

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