



ENDEAVOUR HOUSE - GROUND/FIRST FLOORS
GEORGE CAYLEY DRIVE
CLIFTON MOOR
YORK

Office accommodation of approximately 2,792 sq.ft. (259.37 sq.m.) in total with each floor having been partitioned to provide kitchens, stores, meeting rooms and a large open plan general office. The property is available on a floor by floor basis. The specification includes heating, perimeter trunking, computer-friendly lighting, carpeting, retracting security grilles to ground floor office windows and security alarm. Parking spaces have been allocated, 5 per floor, in the parking area to the rear. Clifton Moor remains as an ever popular location for office users.

GROUND: 1,384 SQ.FT. (128.57 SQ.M.)

£15,950 P.A. (EXCL.)

FIRST: 1,408 SQ.FT. (130.80 SQ.M.)

£16,200 P.A. (EXCL.)

TOTAL: 2,792 SQ.FT. (259 SQ.M.)

£32,100 P.A. (EXCL.)

ACCOMMODATION

Communal Entrance:
Ladies/Disabled W.C.:
Gents W.C.:

-
-
-

Ground Floor

Office/Meeting Room/Store/Kitchen: 1,384 sq.ft. (128.57 sq.m.)

First Floor

Ladies W.C.: -
Gents W.C.: -
Office/Meeting Room/Server Room/Kitchen: 1,408 sq.ft. (130.80 sq.m.)

BUSINESS RATES

Ground Floor

Rateable Value: £13,750.00 (2010 Valuation List)
General Rates Payable: £5,953.75 (2011/2012)

First Floor

Rateable Value: £14,250 (2010 Valuation List)
General Rates Payable: £6,170.25 (2011/2012)

Information in respect of rates payable can be checked by contacting City of York Council on 01904 551140 (Business Rates) and in respect of Rateable Value the Valuation Office Agency on 01904 528000.

LEASE TERMS

The property is offered on a new lease with length of term negotiable. The lease is in an effectively full repairing format and, in the case of separate lettings, with the tenant being responsible for a proportionate part of the cost of external repairs, building insurance etc. In the case of a separate letting of each floor the cost of heat, light and power and water services will also be divided equally between the building's two floors. Each party to be responsible for its own legal costs.

VIEWING

Strictly by appointment with the Letting Agents Tel: 01904 679733



Communal Entrance Foyer



Ground Floor
General Office/Meeting Room



First Floor
General Office/Meeting Room

95 Main Street, Fulford, York. YO10 4PN - enquiries@blacksproperty.com

IMPORTANT NOTICE

These particulars which were prepared on 9th February 2009, 4th March 2010, 19th July 2010 and 16th March 2011 (rate increase) 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.