



**3 MARSDEN PARK  
CLIFTON MOOR, YORK. YO30 4WX**

Modern office unit of 1,276 sq.ft. (118.54 sq.m.) with 4 allocated parking spaces plus use of visitor parking. Specification includes first floor tea point, electric heating, carpeting and comfort cooling to first floor. The unit forms part of a small development of small business units off James Nicholson Link on Clifton Moor, York's main Business Park north of the City Centre and just within the City's outer ring road. (A1237).

**1,276 SQ.FT. OFFICE + PARKING  
TO LET - NEW LEASE**

**RENTAL REGION:  
£14,500 P.A. (EXCL.)**

## ACCOMMODATION

### Ground Floor

Entrance Foyer:	90 sq.ft.	(8.36 sq.m.)
Office (Currently partitioned):	495 sq.ft.	(45.98 sq.m.)
Understairs Cupboard:	25 sq.ft.	(2.32 sq.m.)

### First Floor

General Office/Teapoint:	691 sq.ft.	(64.19 sq.m.)
--------------------------	------------	---------------

### Outside

4 Parking Spaces

## BUSINESS RATES

Verbal enquiries have been made to City of York Council with the following result:-

Rateable Value:	£14,750	(2010 Valuation List)
General Rates:	£6,386.75	(2011/2012 Rate Year)

The above information can be checked by contacting City of York Council (Business Rates) on 01904 551140 or in respect of the Rateable Value only by visiting [www.voa.gov.uk](http://www.voa.gov.uk) and searching using the postcode YO30 4WX.

## LEASE DETAILS

The property is available on a new lease the length of which is negotiable, minimum term 3 years. The lease will contain full repairing covenants on the part of the tenant and the tenant will reimburse the Landlord the annual reinstatement insurance premium. Each party will be responsible for its own legal costs in the matter.

## MARSDEN PARK



---

**95 Main Street, Fulford, York. YO10 4PN - [enquiries@blacksproperty.com](mailto:enquiries@blacksproperty.com)**

---

### IMPORTANT NOTICE

These particulars which were prepared on 28<sup>th</sup> April, 2010 and amended on 16<sup>th</sup> March 2011 (rates 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.