



**RENT £5/sq.ft. IN
FIRST YEAR!!! -
(SUBJECT TO STATUS AND
LEASE TERMS)**

**TUDOR HOUSE
LYSANDER CLOSE
CLIFTON MOOR
YORK**

Modern office accommodation of 2,955 sq.ft. (274.51 sq.m.) with parking facilities and situated on York's largest business park which is home to offices, leisure uses, retail outlets, motor trade operations etc. Office space is arranged on 2 floors and in 4 main areas. Clifton Moor lies just inside York's northern outer ring road (A1237) and offers easy access to the City Centre to the south. The outer ring road gives access to the City's main radial routes - A64, A19, A166, A1079 etc.

**OFFICES TO LET
2,955 SQ.FT. (274.51 SQ.M.)**

**NEW SUB LEASE TO MAY 2012
RENT -£5/SQ.FT. IN YEAR ONE**

ACCOMMODATION

Ground Floor

Entrance Hall/Reception:	182 sq.ft.	(16.90 sq.m.)
Office (Partitioned):	623 sq.ft.	(57.87 sq.m.)
Office:	623 sq.ft.	(57.87 sq.m.)
Store:	46 sq.ft.	(4.27 sq.m.)
Lobby/W.C.:	-	-

First Floor

Landing:	197 sq.ft.	(18.30 sq.m.)
Office:	620 sq.ft.	(57.59 sq.m.)
Office:	618 sq.ft.	(57.41 sq.m.)
Kitchenette:	46 sq.ft.	(4.27 sq.m.)
Lobby/W.C.:	-	-

BUSINESS RATES

Enquires have revealed the following information:-

Rateable Value:	£26,000	(2010 Valuation List)
General Rates Payable:	£11,258	(2011/2012)

The above information can be verified by contacting City of York Council on 01904 551140 (Business Rates) regarding rate liability and by visiting www.voa.gov.uk to check the Rateable Value.

LEASE DETAILS

The current lease expires on the 23rd June 2012. The property is therefore available by sub-lease until 2012 or for a shorter term. The rent under the current lease is £30,000 p.a. (excl.). There is no further rent review. In addition to rent there is the usual estate service charge and recovery of annual insurance premium. Each party will be responsible for its own legal costs in the matter.

VIEWING

Strictly by appointment with the Letting Agents Tel: 01904 679733

IMPORTANT NOTICE

These particulars which were prepared on 8th December 2009 and amended on 16th March 2011 (rating/rates change) 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 (assessment and annual liability), occupancy of the subject or adjoining property, etc., may from time to time change. Information contained has been collated as a result of verbal enquiries 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.