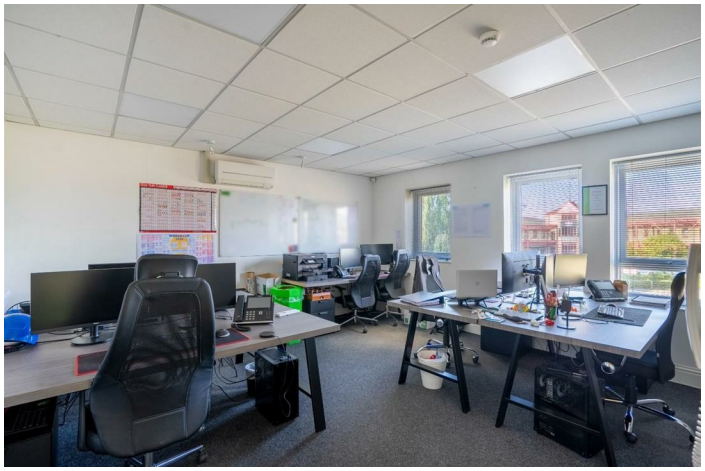






5 CLIFTON MOOR BUSINESS VILLAGE
YORK, YO30 4XG

£500 PER MONTH

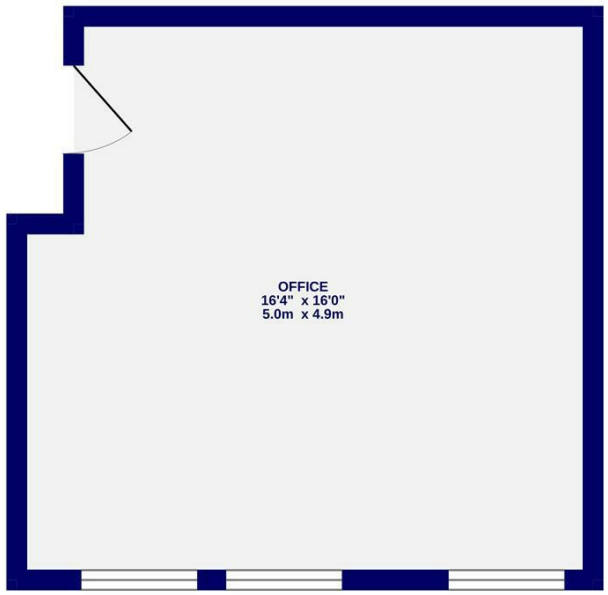
A well presented and modern first floor office suite situated within a purpose built commercial development, offering bright and versatile accommodation suitable for a variety of business occupiers. The offices benefit from excellent natural light, an open plan working environment and a professional finish throughout, providing an ideal base for SMEs, professional practices or growing businesses.

The accommodation comprises a spacious open plan office with suspended ceilings incorporating LED lighting, air conditioning, carpeted flooring and ample power and data points. A private kitchenette and WC facilities are provided, together with useful on site storage space.

Externally, the property benefits from two dedicated parking spaces, with additional commercial amenities including commercial waste bins and convenient access for day to day business operations.

The property is available on negotiated lease terms and offers an excellent opportunity to occupy quality office accommodation in a well established business location.

1ST FLOOR
252 sq.ft. (23.4 sq.m.) approx.



TOTAL FLOOR AREA : 252 sq.ft. (23.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garage/stores will form part of the overall floor area and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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