

**LAST
REMAINING UNIT**

Centurion Office Park UNIT ONE

Clifton Moor York



High Quality Offices from 210 – 420 sq m (2260 – 4520 sq ft)

Centurion Office Park UNIT ONE



LOCATION

Centurion Office Park is located to the southern edge of Clifton Moor; within close proximity to the A1237 outer ring road, enabling ease of access to the A64, A19 and the A59. The city centre is within 2 miles.

Local occupiers at Centurion Office Park include Eurosafe, York and North Yorkshire NHS Trust and Adva Optical Networking Limited.

ACCOMMODATION

The building has been measured in accordance with the RICS Code of Measuring Practice 6th Edition and provides the following net internal floor area:-

Floor	Area Sq M	Area Sq FT
Ground	210	2,260
First	210	2,260
Total	420	4,520

DESCRIPTION

Centurion Office Park provides a range of high quality office buildings constructed to a high specification with good parking levels.

The last remaining office comprises of accommodation arranged over two floors and features:-

- Attractive entrance lobby
- Full accessed raised floors
- Cat II lighting
- Gas fired central heating
- Electronically operated integral security shutters to the ground floor
- Ability to retrofit comfort cooling if required
- 17 dedicated parking spaces

TENURE

The premises are available on either a leasehold or freehold basis.

RATEABLE VALUE

The building has been assessed for the purpose of business rates and has a rateable value of £49,250 (The current UBR is 46.6 pence in the pound).

SERVICES

Mains electricity, water, gas and drainage are connected to the premises.

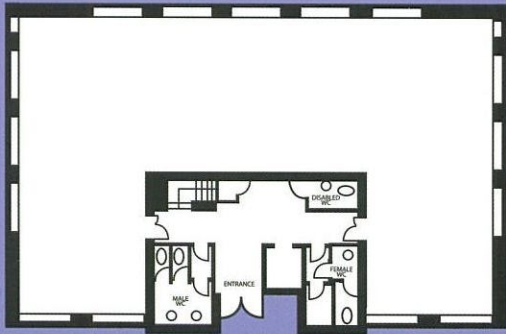
VAT

VAT will be payable.

LEGAL COSTS

All parties are responsible for their own costs.

A TYPICAL FLOOR PLAN



Viewing strictly by prior appointment with the joint agents.



Robert Taylor or
Richard Flanagan



Andrew Burns or
Richard Thornton



Guy Robinson or
Paul Fairhirst

A Development by
KeyLandGregory

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