

TO LET

REEVES
CHARTERED SURVEYORS

CLIFTON TECHNOLOGY CENTRE (WEST) CLIFTON MOOR, YORK (4,280 sq ft / 397.6 sq m)

DESCRIPTION

Clifton Technology Centre is a newly refurbished feature building situated in a high profile location. It is considered that the property would be suitable for a variety of uses including office/workshop/retail (*subject to planning consents if required*). Internally the building comprises a mix of open plan office/workshops and partitioned offices.

LOCATION

The property is located in a key position in Clifton Moor, York with high visibility fronting Clifton Moorgate road and easy access off Kettlestring Lane. The position of the property will no doubt make it popular with occupiers seeking exposure for their company.

ACCOMODATION

The property has a total floor area of approx. 4,280 sq ft set over two floors. 21 marked spaces are offered with additional potentially being available by negotiation.

TERMS

The property is offered on a leasehold basis from
ONLY £5 PER SQ FT

Offers are invited for a freehold purchase

The above figures are quoted as a guide and are subject to terms and contract; contact Reeves and Co. for further details

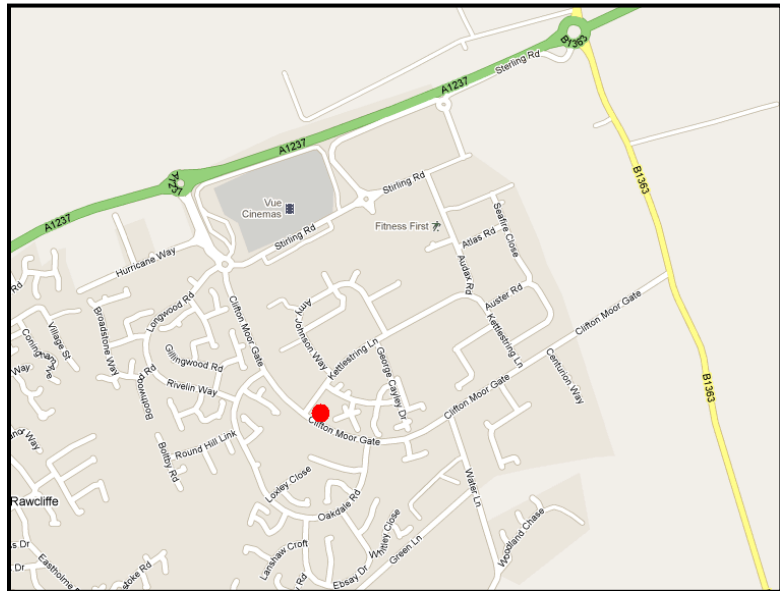
VIEWING

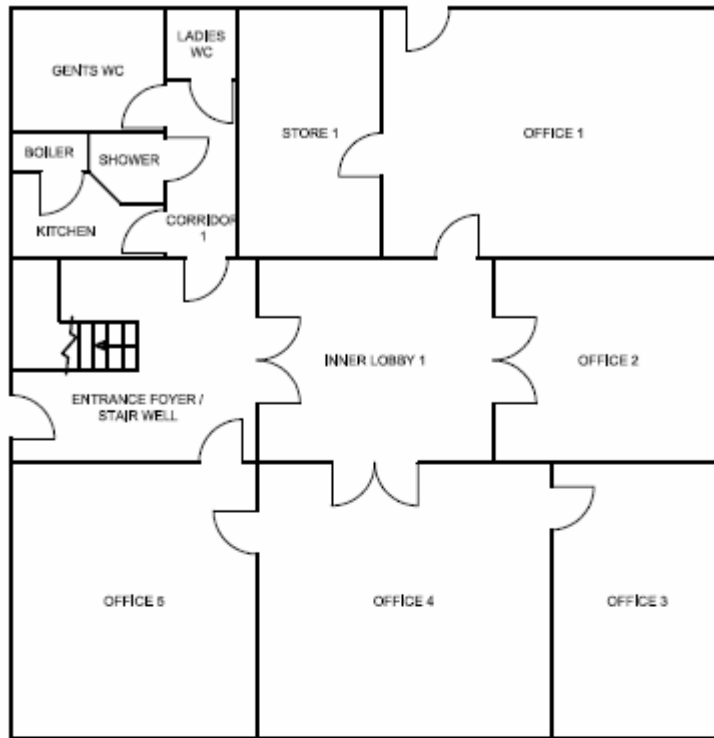
By appointment via Max Reeves of Reeves and Co.

T: 01904 682804

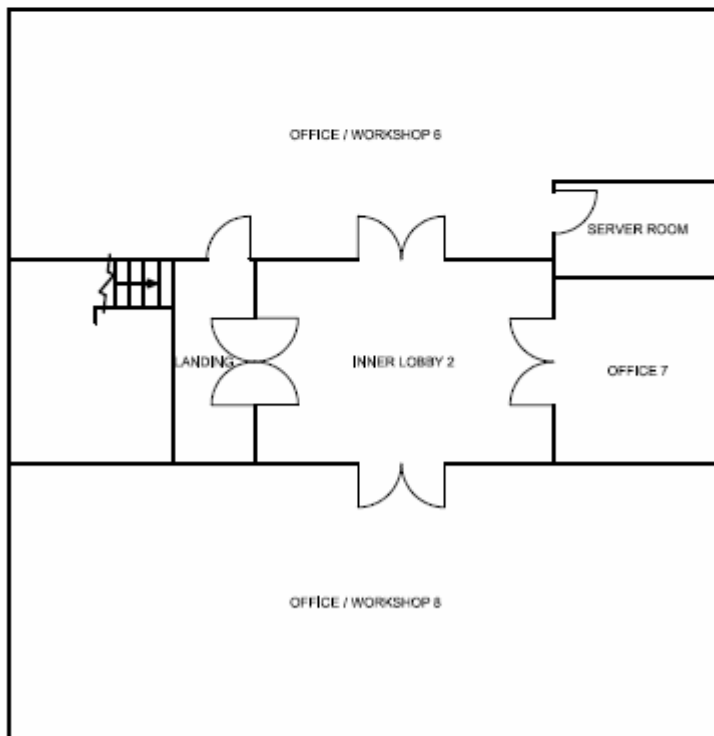
E: info@reevesandco.com

W: www.reevesandco.com





GROUND FLOOR PLAN



FIRST FLOOR PLAN

NOT TO SCALE
FOR IDENTIFICATION PURPOSES ONLY

IMPORTANT NOTICE
Reeves & Co Promise

Reeves & Co. do not seek to avoid our responsibilities under the Misdescriptions Act, in any way. We do our best to ensure all details are accurate, but it is not possible to guarantee everything in the sales particulars is exactly as stated. Our staff have been trained to ensure the information provided is as detailed and accurate as possible but: We have not carried out legal checks concerning issues such as rights of way, covenants, easements, footpaths, wayleaves nor planning permissions which may effect the property. Plans may not be to scale and are for identification purposes only. Areas should be double checked by interested parties. Only items included in the details are included in any sale or letting. All else is excluded, regardless of their inclusion in any photograph or plan, unless otherwise stated in writing. Not all of our staff have inspected every property and therefore everything stated verbally by any of our staff must not be relied on, unless the matter is confirmed in writing. We have not checked or guaranteed the condition of any equipment, appliance, services etc. to the property. Neither have we checked for environmental contamination or major defects and an interested party must rely on their own investigations of these issues. If any item of any issue (which is included or not in these particulars) is of importance to your interest in these premises, please ask us for more details. In the event of any dissatisfaction we have an in-house complaints procedure. We will consider why you may be dissatisfied and we will respond formally. In the event our explanation is not satisfactory we will advise you of the options open to you including mediation, arbitration or civil action by which you may pursue your complaint.