

TO LET ADVA BUILDING, CLIFTON TECHNOLOGY CENTRE KETTLESTRING LANE, CLIFTON MOOR, YORK, YO30 4GU

QUALITY OFFICE BUILDING WITH POTENTIAL FOR ALTERNATIVE USES

REEVES
CHARTERED SURVEYORS



DESCRIPTION

Clifton Technology Centre is a prominently positioned modern office building situated in a high profile location at the entrance into the Clifton Moor estate. The property is ideal for any company wishing to project a professional image from a modern feature property in a location that is convenient for the city centre and York ring road. The property is offered by way of a sublease from ADVA, either in whole or part. The property will also be available by way of a new lease, subject to negotiation.

LOCATION

The property is located in a key position in Clifton Moor, York with visibility from Clifton Moorgate road and accessed off Kettlestring Lane. The position of the property will no doubt make it popular with occupiers seeking to create the right image for their company. The properties position allows convenient access to York ring-road which in turn links via the A59 to the A1(M) motorway network.

ACCOMMODATION

The property has a total floor area of approx. 7,377 sq ft set over two floors. The property is to let either in whole or on a floor by floor basis. The building currently comprises a mix of open plan accommodation and offices; we understand the landlord is commencing refurbishment to bring the office to a more effective open plan layout. An Energy Performance Certificate for the property is available on request.

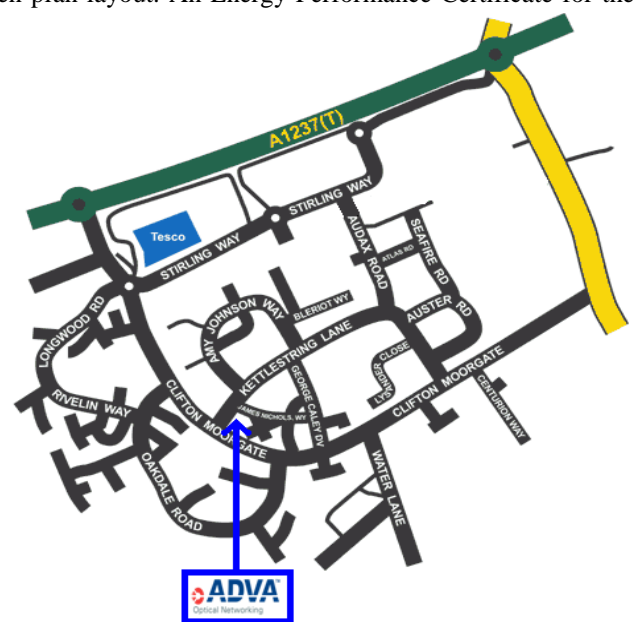
Ground Floor: 4,417 sq. ft (410.34 sq. m)
First Floor: 2,940 sq. ft (273.13 sq. m)
TOTAL 7,377 sq. ft (683.48 sq. m)
- 30 marked vehicle spaces are offered with the property

TERMS

The property is offered on a leasehold basis, either:
- A sublease until September 2014 at a starting rent of £8.50 per ft, as a whole or on a floor by floor basis.
- A new lease on terms to be negotiated

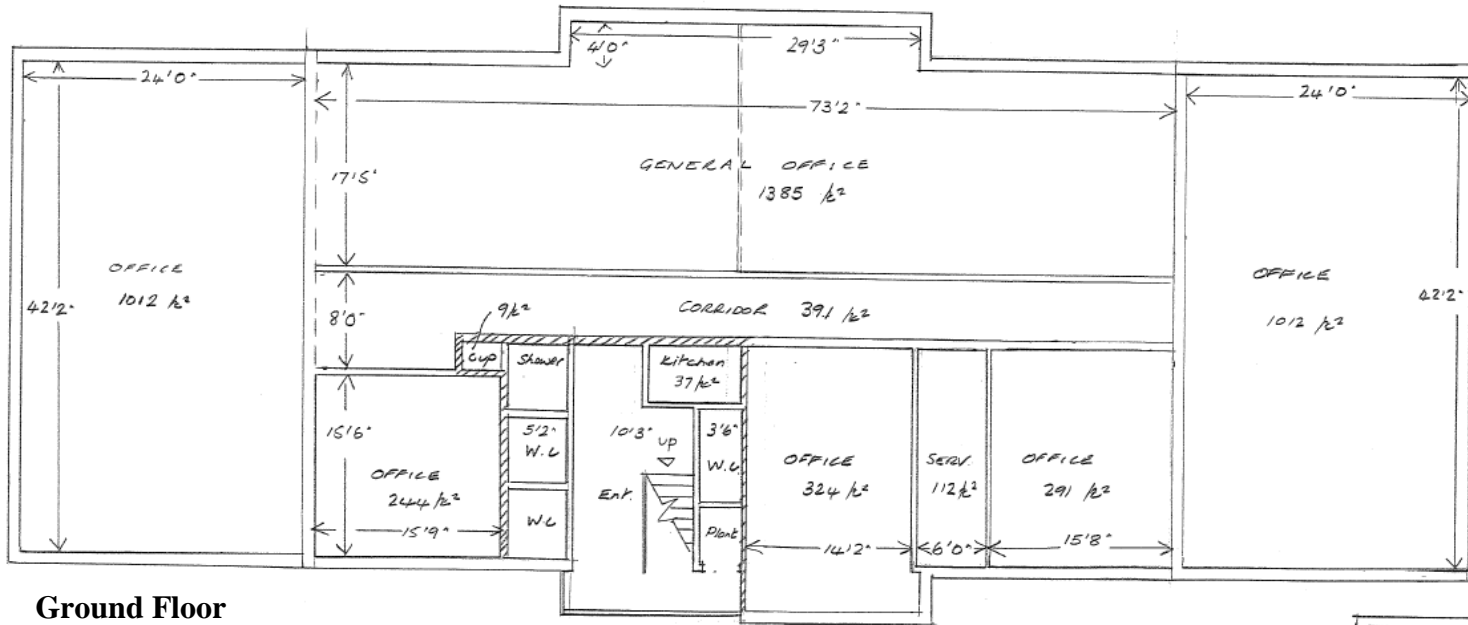
VIEWING

By appointment via Max Reeves of Reeves and Co.
T: 01904 682804
E: info@reevesandco.com
W: www.reevesandco.com



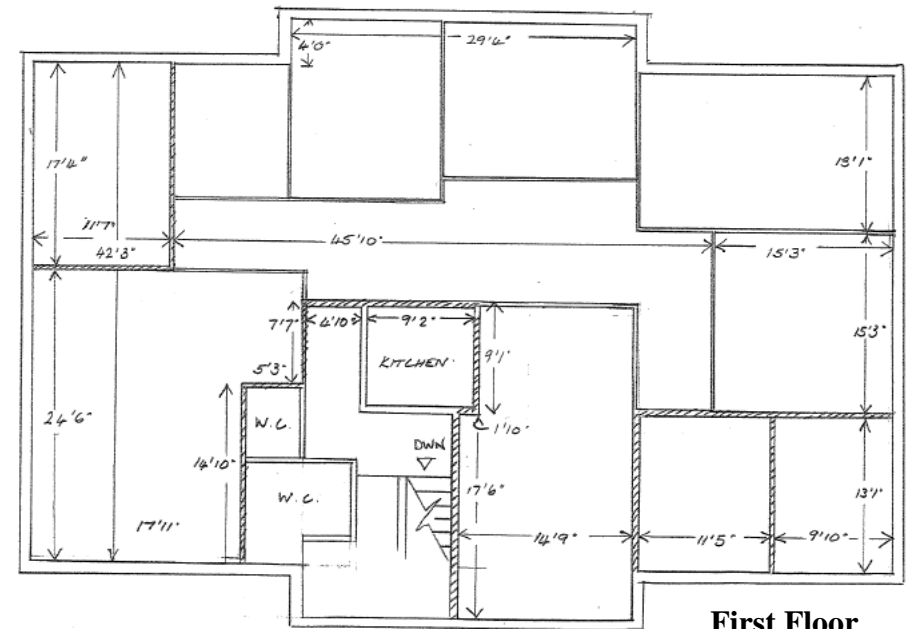
TEL: 01904 682804
FAX: 01904 682808

www.reevesandco.com
info@reevesandco.com



Not to scale
For identification purposes only

Ground Floor



First Floor

REEVES AND CO. LIABILITY

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. Please request our disclaimer for full details. The terms quoted will be subject to the landlord's approval.