

TOLET Ground Floor, Spitfire house, Aviator Court, Clifton Moor, York

1,906 sq ft of fully furnished, well apportioned ground floor office including 12 workstations, boardroom, individual offices, reception and server room with parking on site.

REEVES
CHARTERED SURVEYORS

LOCATION

Aviator Court is conveniently situated on Clifton Moor Business Estate:

- Less than 3 miles from York City Centre
- Within a couple of minutes drive of the A1237 York Ring Road which provides convenient access to the regions major road networks, including the A59 to Harrogate and the A64 connecting Scarborough and Leeds
- Located adjacent to The Environment Agency, Royal Bank of Scotland, Landscape Agency and The Yorkshire Diocesan board

Clifton Moor is one of York's primary established out of town business and retailing area.

DESCRIPTION

Spitfire House offers furnished modern, self contained office accommodation. The building benefits from:

- Full access raised floors
- Suspended ceiling
- Gas fired central heating system
- On site car parking (9 spaces)
- Glazed partitioning with integral blinds and fully carpeted
- Blinds to all windows
- Boardroom/server room/small meeting room/12 workstations
- Burglar Alarm
- Remote and coded door opening

TERMS

The property is offered fully furnished throughout (although furniture can be removed if required). A new internal repairing lease for a minimum term of 3 years is offered at a commencing rental of £22,872 (£12.00 sq ft). Additional incentives may be available subject to negotiation.

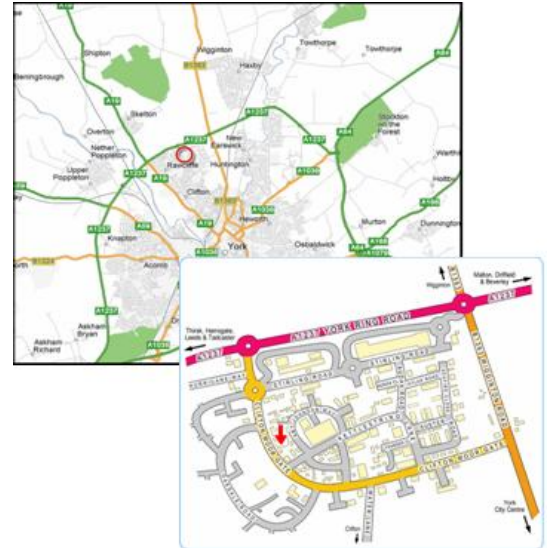
VIEWING

For further information and/or to arrange a viewing please contact:

Max Reeves of Reeves and Co.

E-mail: info@reevesandco.com

☎ 01904 682804



TEL: 01904 682804
FAX: 01904 682808

www.reevesandco.com
info@reevesandco.com