

TO LET

LM^{ONE}.

MODERN LIGHT INDUSTRIAL UNIT



UNIT 4, FLEXSPACE YORK CLIFTON MOOR, AUDAX CLOSE, YORK, YO30 4RA

Rent - £1,650 per calendar month

Size – 1,260 sq ft

- Ideal space for small business
- Flexible terms available
- Located on a modern business park

LEASING CONSIDERATIONS

- Flexible terms available
- Located on a well established business park
- Shared yard and ample parking provided
- 1,260 sq ft GIA unit
- Quoting rent £1,650 per calendar month (inclusive of insurance and service charge)
- A range of uses possible subject to B1 and B8 planning uses.
- The unit benefits from electric roller shutter door, personnel door, 3 phase electric, lighting, W/C facilities.



LOCATION

Clifton Moor business park is inside York ring road and under 2 miles from the city centre. The A1237 feeds into the A64 connecting to Leeds westbound and onto the East coast the other direction.

York rail station is approximately 2 miles away and Leeds Bradford airport is approximately 25 miles away

DESCRIPTION

Flexspace Leeds Clifton Moor comprises a modern terrace units of steel portal frame construction with part brickwork part profile metal sheet cladding elevations and metal sheet roofs with translucent roof panels. The site benefits from a large shared yard with ample parking

The units have electric roller shutter doors, personnel doors, strip lighting, 3 phase electricity, a concrete floor, and office area and W/C plus kitchenette.



RENT

Quoting £1,650 per calendar month (inclusive of insurance and service charge)

BUSINESS RATES

The property Rateable Value is TBC. Interested parties are advised to make their own enquiries with the Local Authority.

EPC

EPC available on request.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

VIEWINGS

By prior arrangement with the agent:

Tel / 07552 476 571

Email / Steven@LM1.agency

Tel / 07960 708 544

Email / Matt@LM1.agency

August 2022

SUBJECT TO CONTRACT

For more information, please contact Steven Jones on 07552 476 571 or at Steven@LM1.agency or Matt Bredin on 07960 708 544 or at Matt@LM1.agency



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