

# TO LET

# LM<sup>ONE</sup>.

## MODERN LIGHT INDUSTRIAL UNIT



## UNIT 5, FLEXSPACE YORK CLIFTON MOOR, AUDAX CLOSE, YORK, YO30 4RA

Rent - £1,658 per calendar month

Size – 1,262 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
- 1,262 sq ft GIA unit
- Quoting rent £1,658 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 £1,658 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](mailto:Steven@LM1.agency)

Tel / 07960 708 544

Email / [Matt@LM1.agency](mailto:Matt@LM1.agency)

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**SUBJECT TO CONTRACT**

For more information, please contact Steven Jones on 07552 476 571 or at [Steven@LM1.agency](mailto:Steven@LM1.agency) or Matt Bredin on 07960 708 544 or at [Matt@LM1.agency](mailto:Matt@LM1.agency)



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