

# TO LET

## SELF CONTAINED OFFICE BUILDING

George Cayley Drive, Clifton Moor, York, YO30 4WH

1,500 sq ft / 139.35 sq m



### 2 CAYLEY COURT

- 5 on-site parking spaces
- 2 miles north of York City Centre
- Partitioned offices/meeting rooms in situ

## LOCATION

The office premises are located within Cayley Court, a small cluster of 4 identical office buildings at Clifton Moor, the principal out of town commercial district 2 miles due north of York City Centre.

## DESCRIPTION

The property comprises a modern 2-storey semi-detached office building. Internally from the main entrance the ground floor has been retrofitted to provide a large partitioned office and 2 further smaller meeting rooms/offices together with a small kitchen/tea point area. The first floor comprises a large general office and 2 further offices together with a kitchen and breakout area. The building is heated by a gas fired system and male/female WC facilities are located on both floors.

## ACCOMMODATION

|              |                    |                    |
|--------------|--------------------|--------------------|
| Ground Floor | 765 sq ft          | 71.01 sq m         |
| First Floor  | 735 sq ft          | 68.28 sq m         |
| <b>Total</b> | <b>1,500 sq ft</b> | <b>139.35 sq m</b> |

Interested parties must satisfy themselves as to the floor areas of the building.

## TERMS

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed at an initial rent of £17,000 per annum exclusive.

## RATES

We understand the building has a rateable value of approximately £16,000.

## EPC

The building has an EPC rating of C.

## VAT

The property is elected for VAT.

## LEGAL COSTS

Each party are to be responsible for their own legal costs.

## FURTHER INFORMATION / VIEWING

**CARTER TOWLER**  
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