

To Let | 5 Pioneer Business Park Amy Johnson Way York YO30 4TN
3,040 sq ft GIA Air-conditioned Modern Office Space



- Close to Clifton Moor Retail & Leisure Park
- 10 Car Parking Spaces
- Mitsubishi Multi Split A/C
- Perimeter Trunking

 **Procters**
Commercial

01759 301114

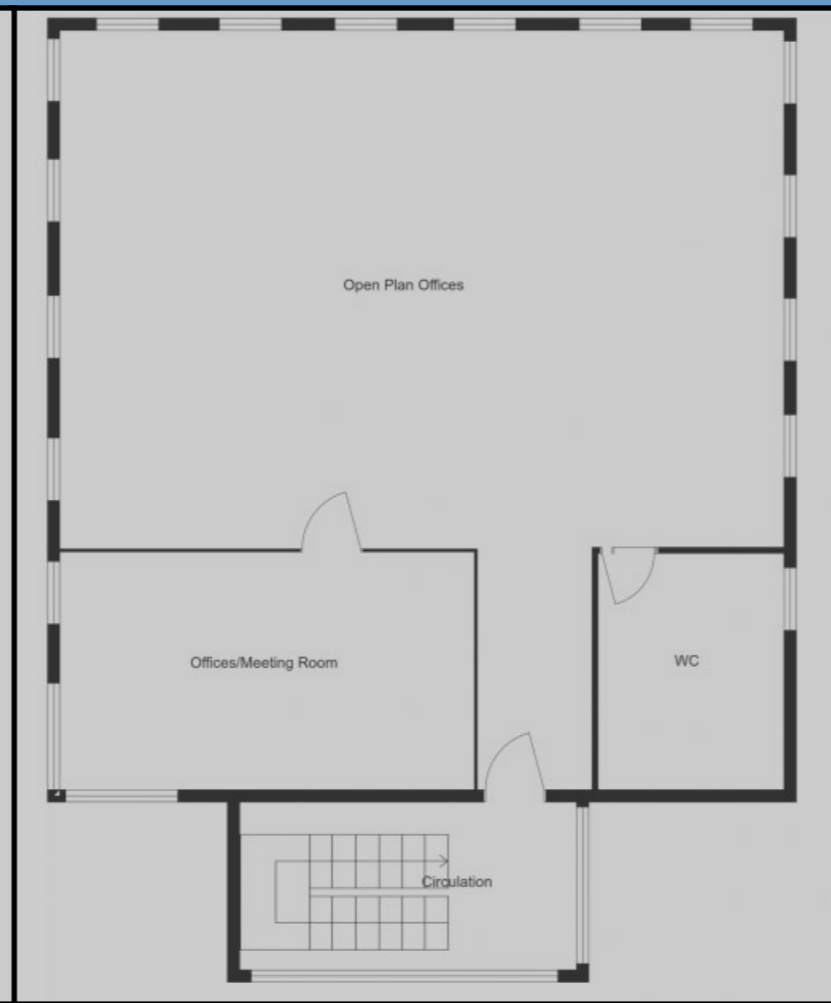
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Indicative Floor Plans (not to scale)

Ground Floor



First Floor



Accommodation

The property provides high specification accommodation with LED lighting, air-conditioning, and good quality internal partitioning.

The 2 Storey Offices have a gross internal area excluding stairs & lobby of :

Ground Floor including WC: 141.26 sq m 1,520 sq ft

First Floor including WC: 141.26 sq m 1,520 sq ft

Total Floor area ex Stairs: 282.52 sq m 3,040 sq ft

Externally

Ten marked car parking spaces with room for more parking.

Terms

To let on full repairing and insuring terms for a lease length to be agreed. Rent reviews will be included in the lease as appropriate.

Rent : £55,000 per annum plus VAT for the whole property. The landlords will consider letting each floor separately. There is no Service Charge and other terms to be agreed.

Location

Pioneer Business Park is a mixed residential and commercial area 3 miles to the north of York City centre with the Clifton Moor Centre close by including a Tesco Superstore, Starbucks, Costa, McDonalds & KFC.

Other Details

- EPC: The property has an excellent rating of B.
- Rateable Value: £27,750
- Anti Money Laundering: Usual AML information required
- Legal Fees: Both parties bear their own costs.

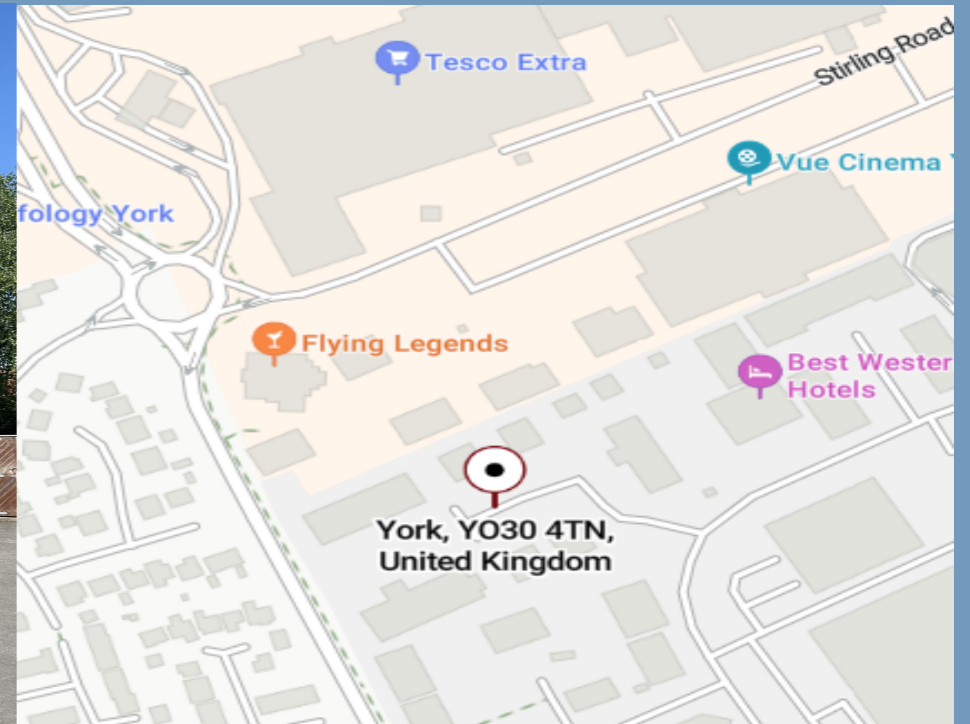
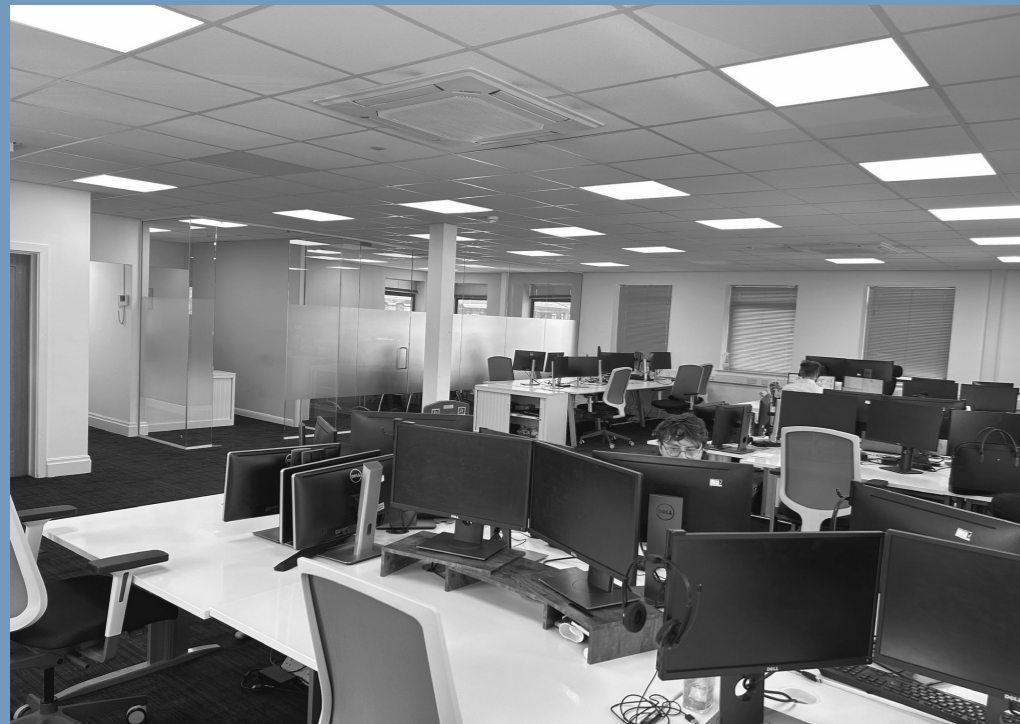
Viewing & Further Info

Contact Nick Procter | njp@procters.net | 07958 672506



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PROPERTY MISDESCRIPTION ACT 1991 / MISREPRESENTATION ACT 1967 These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Nothing in these particulars shall be deemed to be a statement that the property is in good condition .