

TO LET

UNIT 3A

CENTURION OFFICE PARK, TRIBUNE WAY, YORK, YO30
4RY

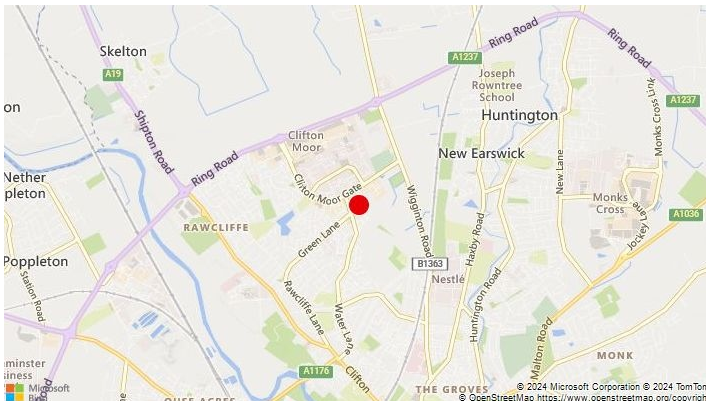
**BARRY
CRUX**  COMPANY
CHARTERED SURVEYORS
VALUERS, PROPERTY CONSULTANTS & AGENTS

Rent - £14,500 per annum

OFFICE
954 sq.ft. (88.63 sq.m.)

Property Features

- Ground Floor Office space of 88.63 sq. m. (954 sq. ft.)
- Modern and accessible building
- Excellent access into York city centre and the Outer Ring Road (A1237)
- Parking available
- Suitable for a variety of uses within Class E



Enquiries

Barry Crux & Company
01904 659990
admin@barrycrux.co.uk

Location

The property is located in an established office park within the Clifton Moor Estate, which is a popular out-of-town business and retail area. Access to the A1237 York Outer Ring Road is within one mile of the property and York City Centre is less than 2.5 miles to the south.

Description

The property provides ground floor office space within a shared building and having access to communal toilet and kitchen facilities.

The property could also suit many of the uses within Use Class E such as a health, fitness, retail, financial services, professional services or light industry.

Accommodation

The following floors have been measured in accordance with the prevailing RICS Code of Measuring Practice.

	sq.ft.	sq.m.
Communal Entrance Hall - Door into 3a		0
Inner Hall - Access to communal kitchen and toilet facilities		0
Office 3	954	88.63

Service Charge

There is no service charge implemented on this property.

EPC Rating

The property's energy rating is C / 72



Services

We believe that mains gas, electric, water and drainage are connected to the property. Interested parties are advised to make their own independent enquiries. We understand that mains gas, electricity, water, and drainage are connected to the property.

Local Authority

York

Business Rates - 2024/25

RATEABLE VALUE RATES PAYABLE

£12,250

This information has been obtained from the Valuation Office website and has been provided for information purposes only.

Terms

The offices are available on an internal repairing and insuring basis. There will be an additional service charge payable on a monthly or quarterly basis to cover utilities, insurance of the premises, cleaning and maintenance of common parts.

The Tenant will be responsible for the business rates and arranging for installation of telephone and other similar services. There is some office furniture available, if required. The tenant will be required to lodge a bond equivalent to six months rent with the Landlord to be held for the duration of the lease.

The letting will be by way of a short-term nature, up to 3 years maximum, and excluded from the Landlord and Tenant Act 1954 Security of Tenure Provisions.