

# Lysander Close



PRIME TRADE  
LOCATION



UNDER  
REFURBISHMENT



EASY ACCESS TO  
A19, A59 & A64



**CM**  
CliftonMoor  
INDUSTRIAL ESTATE

# TO LET

**UNIT 2 | 6,532 ft<sup>2</sup> (607 m<sup>2</sup>)**  
Industrial / Trade Counter Unit

Lysander Close | Clifton Moor | York YO30 4XB

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PRIME TRADE LOCATION



2 Lysander Close

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## UNIT 2 - LYSANDER CLOSE

### DESCRIPTION

- Detached, self-contained industrial / trade counter unit.
- Refurbished and modern two-storey office accommodation.
- Three-phase electricity supply.
- Dedicated loading and unloading area.
- Secure perimeter with designated parking for staff and visitors.
- Strategic location with good transport links.

### ACCOMMODATION

The property comprises of the following Gross Internal Areas (GIA)

| Unit 2       | FT <sup>2</sup> | M <sup>2</sup> |
|--------------|-----------------|----------------|
| <b>TOTAL</b> | <b>6,532</b>    | <b>607</b>     |



**TWO STOREY  
OFFICES**



**GOOD ON-SITE  
PARKING**



**DEDICATED  
LOADING AREA**



**ROLLER  
SHUTTER DOOR**



[what3words.com/each.pump.pink](http://what3words.com/each.pump.pink)

## WELL-CONNECTED



### NATIONAL CYCLE NETWORK ROUTE 65

Less than 10 mins ride



### BUS STOPS ON-SITE

30 mins to York City Centre



### APPROX. DRIVE-TIMES

All within 1 hour...

| Location           | Minutes |
|--------------------|---------|
| A19                | 5 mins  |
| A59                | 10 mins |
| A64                | 10 mins |
| York Train Station | 15 mins |
| A1 / M1            | 20 mins |
| M62 (Junction 29)  | 35 mins |
| Leeds              | 40 mins |
| Hull               | 60 mins |



### POPULATION

**209,900**

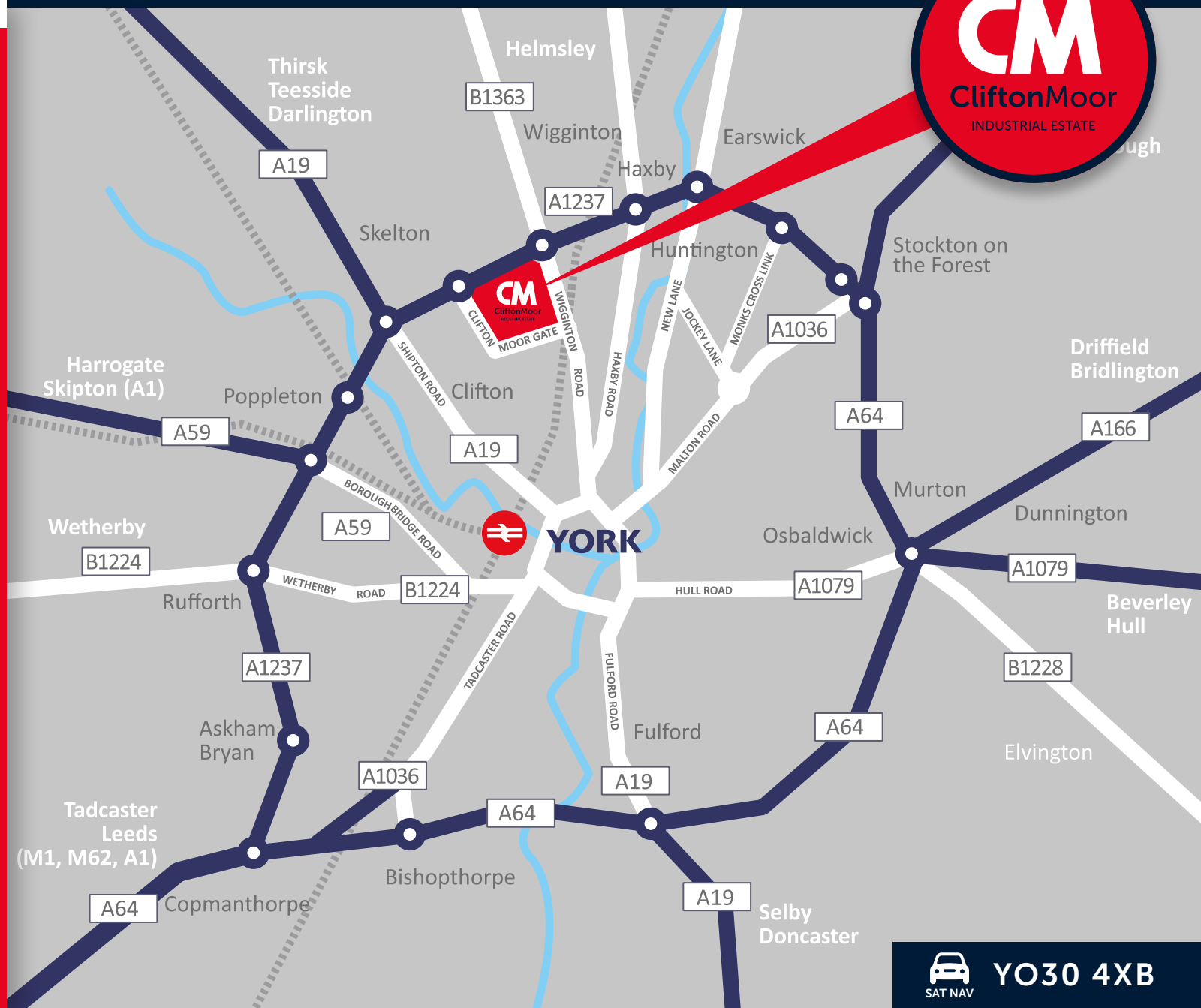
Affluent catchment with estimated population of York currently

**630,000**

Current estimated population for North Yorkshire

**5.4 million**

Current estimated population for the whole of Yorkshire



YO30 4XB

## FURTHER INFORMATION

### TERMS

The unit is available on full repairing and insuring terms.

### SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

### LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

### VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

### ENERGY PERFORMANCE CERTIFICATE

An EPC certificate will be commissioned once the refurbishment works are completed.



On behalf of the landlord:



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Viewing strictly by prior appointment with the agents:



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