

ZENITH

HOUSE

Clifton Park, York YO30 5PB



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HOUSE

Comprehensively refurbished office building

Located at Clifton Park comprising a collection of high quality office building set within some of the most impressive mature landscaped grounds and open spaces with the benefit of generous on site parking provisions and local transport services.

Clifton Park is located off the Shipton Road (A19) approximately 2 miles north of central York and equidistant from the ancient city walls and the A1237 northern outer city ring road which connects into the national motorway network via the A64, A59 & A19 north.

Clifton Park benefits from a range of on site amenities including Premier Inn, The Doormouse restaurant & bar and the impressive York Sports club which includes Squash Courts and 4 proposed new Padel Courts.



ZENITH HOUSE

Zenith House offers a wide range of options in terms of floor area for occupiers within the principal building but also the option of a self contained building within the adjoining annex building which has a separate entrance all of which have been substantially up-graded and refurbished to offer some of the best quality office accommodation in the area.





SPECIFICATION

Zenith House benefits from the following:



New heat recovery air conditioning system.



LED lighting.



Ample parking 1 to 240 Sq Ft and EV charging points.



EPC B (28).



Shower Facilities.



Potential for self contained space.



Cycle Storage.



Raised access floor.



Carpeted.

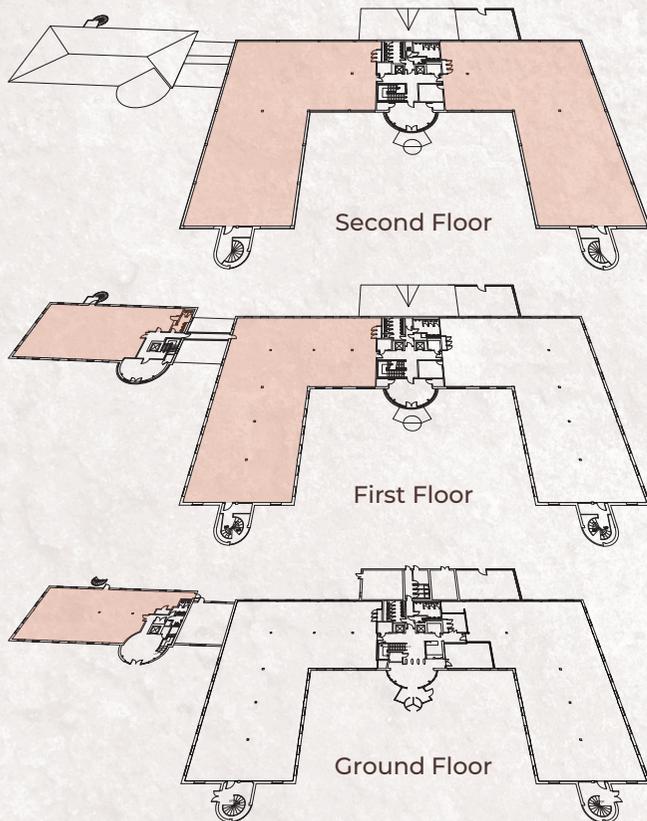


Exceptional mature landscaped grounds.

ACCOMMODATION

ANNEX	sq ft	sq m
Ground Floor	2,656	246.75
First Floor	2,950	274.10
TOTAL	5,606	520.85

ZENITH HOUSE	sq ft	sq m
First Floor - West Wing	6,240	580.00
Second Floor - West Wing	6,240	580.00
Second Floor - East Wing	6,610	614.10
TOTAL	19,090	1,774.10



TERMS

The available office space is available either as a whole or in part by way of a new effective full repairing and insuring lease for a term of years to be agreed.

RENT & SERVICE CHARGE

Available upon request.

PARKING

A ratio of 1 space per 240 Sq ft/sq m.

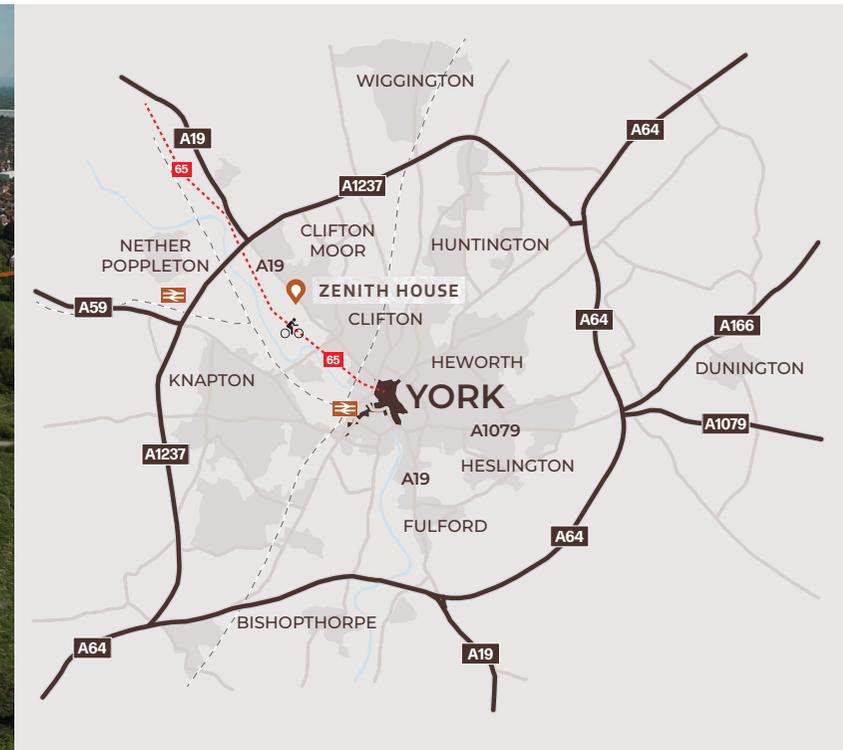
VAT

The property is elected for VAT.

EPC

The property has an EPC rating of B (28).





Rawcliffe Bar Park & Ride 0.9 miles



A1(M) 22 minute drive



Clifton Moor Retail Park 2.4 mile drive



York Station 2.1 miles



York Centre 2 mile drive



Adjacent to route 65 of the National Cycle Network

FURTHER INFORMATION



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