



To Let

Well-located, refurbished, trade/industrial unit

- Well-established trade location
- Proximity to York Outer Ring Road
- On site security
- Roller shutter door access

**Units 35-36 Auster Road,
Clifton Moor**

York, YO30 4XA

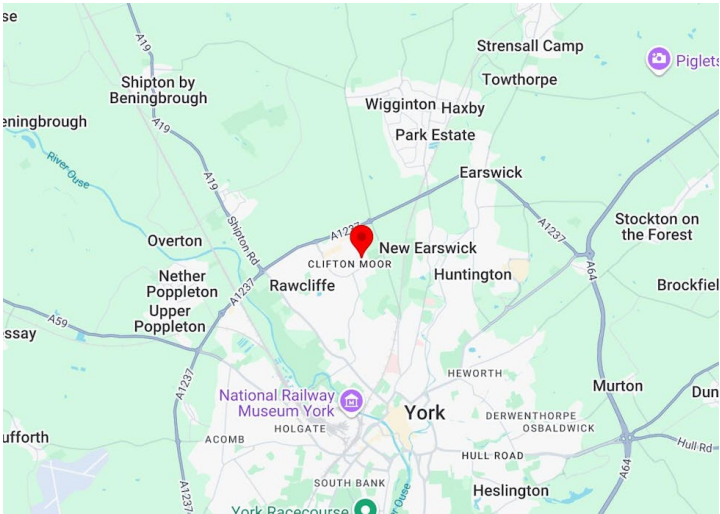
1,810 sq ft

168.15 sq m

Reference: #292759

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Summary

Available Size	1,810 sq ft / 168.15 sq m
Service Charge	N/A
EPC	B (50)

Description

- The property comprises an end of terrace warehouse/industrial unit benefitting from the following:
- Shared Yard
 - On site parking
 - Three phase electrical supply
 - 3.75 m to underside of haunches
 - WC Facilities
 - Roller shutter doors

Location

Clifton Moor is considered the premier industrial location in York, adjacent to the Clifton Moor Retail Park, approximately 2 miles north of the city centre and less than one mile from the York Outer Ring Road (A1237) which provides links to the A64, A59 and A19. Auster Road can be accessed from Clifton Moorgate via Kettlestring Lane or alternatively from Stirling Road via Audax Road.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,810	168.15	Available
Total	1,810	168.15	