



Unit 1

Audax Court, Clifton Moor, York, YO30 4RB

QUALITY FIRST FLOOR OFFICE SUITE WITH ON- SITE DEDICATED PARKING

830 sq ft
(77.11 sq m)

- Single open plan office with partitioned meeting room
- £1,250 per calendar month inclusive of heating, lighting and power
- Potential for 100% Small Business Rates Relief

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Summary

Available Size	830 sq ft
Rent	£15,000 per annum
Business Rates	Upon Enquiry
VAT	Applicable. The property is elected for VAT which will be charged on the rent.
Legal Fees	Each party is to be responsible for their own legal fees incurred in this transaction.
EPC Rating	C (62)

Description

Audax Court comprises a collection of 8 two storey self-contained office buildings constructed in late 2005.

Internally the available offices are located at first floor level accessed off the building entrance and comprise a large open plan front to back area with a small portioned meeting room.

The property also benefits from the following:-

- Raised access floors to office areas
- Central heating
- Suspended ceilings incorporating recessed lighting
- Disabled WC facilities

Location

Audax Court is located off Audax Road within the Clifton Moor business community approximately 2 miles due north of York city centre. Serviced principally via the A1237 York Outer Ring Road which connects to the A64 and national motorway network via the A1(M).

Accommodation

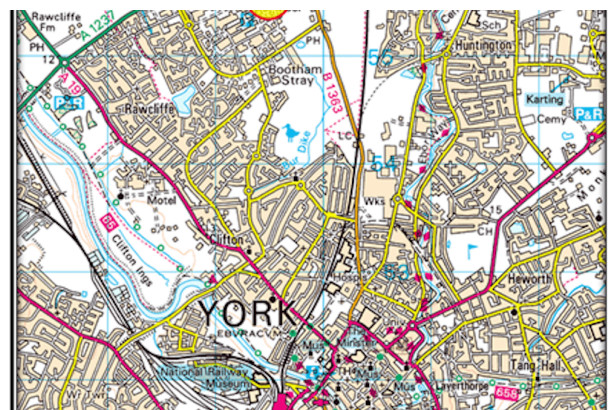
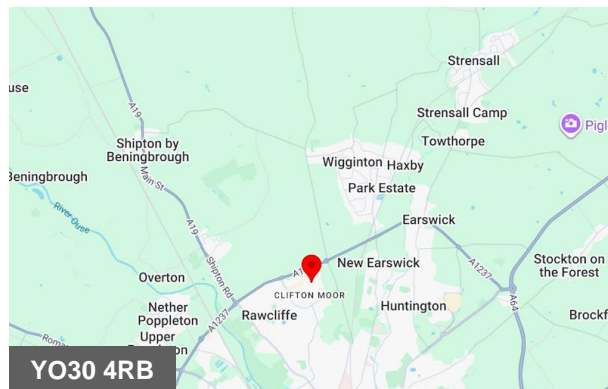
The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st	830	77.11	Available
Total	830	77.11	

Terms

The office is available by way of a new lease for a term to be agreed at £15,000 per annum inclusive of all utilities but exclusive of business rates.

NB - the rateable value will likely be substantially less than £12,000 which would qualify for 100% Small Business Rates Relief.



Viewing & Further Information



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