

Chessingham Park DUNNINGTON YORK



- **Modern office building**
- **3 storeys**
- **Open plan and private office layout**
- **Kitchen and WCS**
- **On site parking**
- **air conditioning**

TO LET
sale considered

MCBEATH PROPERTY CONSULTANCY LIMITED

CHARTERED SURVEYORS, AGENTS, VALUERS, DEVELOPMENT CONSULTANTS
PROPERTY AND LAND SALES, LETTINGS, ACQUISITIONS, APPRAISALS, RENT REVIEWS

2 CLIFTON MOOR BUSINESS VILLAGE, JAMES NICOLSON LINK, YORK, YO30 4XG

TEL 01904 692 929 FAX 01904 690 488 WEB mcbeathproperty.co.uk

REGISTERED IN ENGLAND NO. 5491610

MPC

Location

The property is situated with road frontage to the Chessingham Park estate road, which connects to Common Lane which itself is the link road between the village of Dunnington and the A1079 Hull Road, which connects to the A64 east of York. The property therefore has good road connections.

The property is situated within walking distance or a short drive of Dunnington village which offers a good range of shops and amenities.

Description

The property comprises a three storey purpose built office building of brick construction with a pantile clad roof. The premises are laid out to provide a reception which leads through to a predominantly open plan office area. In the stair lobby there is a disabled W.C.

The first floor provides open plan and partitioned managers offices together with male and female (disabled) W.C.s and a fitted kitchen. The property has gas central heating and comfort cooling units and provides perimeter trunking. There are inset diffused VDU fluorescent lighting units.

The second floor provides an open plan office/training area.

Floor Area (NIA)

Ground Floor	120.82 sq m (1300 sq ft) approx
First Floor	94.61 sq m (1018 sq ft) approx
Second Floor	45.07 sq m (485 sq ft) approx
TOTAL	260.5 sq m (2803 sq ft) approx

Externally

Car parking provided to the front of the property together with additional parking at the rear. A total of 7 spaces are available. This can be supplemented with on street parking.

Services

We are advised that the property is connected for all mains services and includes a gas fired central heating system. There is also an air conditioning system.

Lease

The property is available on a new full repairing and insuring lease for a period of years to be discussed.

IMPORTANT NOTICE

McBeath Property Consultancy Ltd, their clients and any joint agents give notice that:

They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and McBeath Property Consultancy Ltd have not tested any services, equipment or facilities.

Purchasers must satisfy themselves by inspection or otherwise.

Asking Rental

£37,500 per annum exclusive.

(Offers invited for freehold interest)

Rateable Value

Interested parties are advised that we have been unable to ascertain the rateable value.

VAT

All prices will be subject to VAT at the applicable rate.

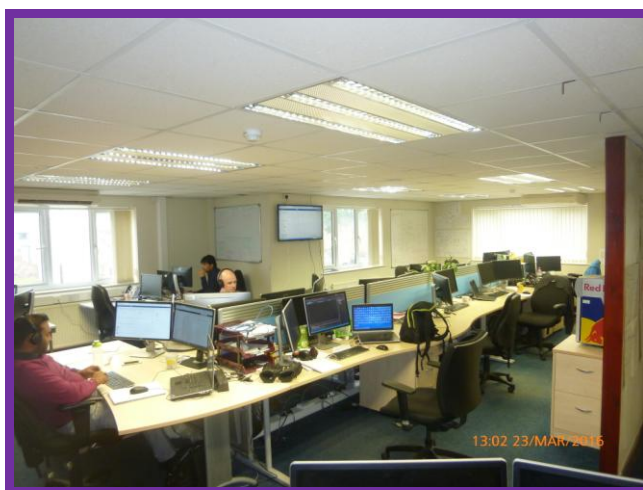
EPC

Please request a copy of this document

Viewing

Viewings are by prior appointment with the sole agents **McBeath Property Consultancy** 01904 692929 or 07725 416002.

Subject to Contract – March 2016



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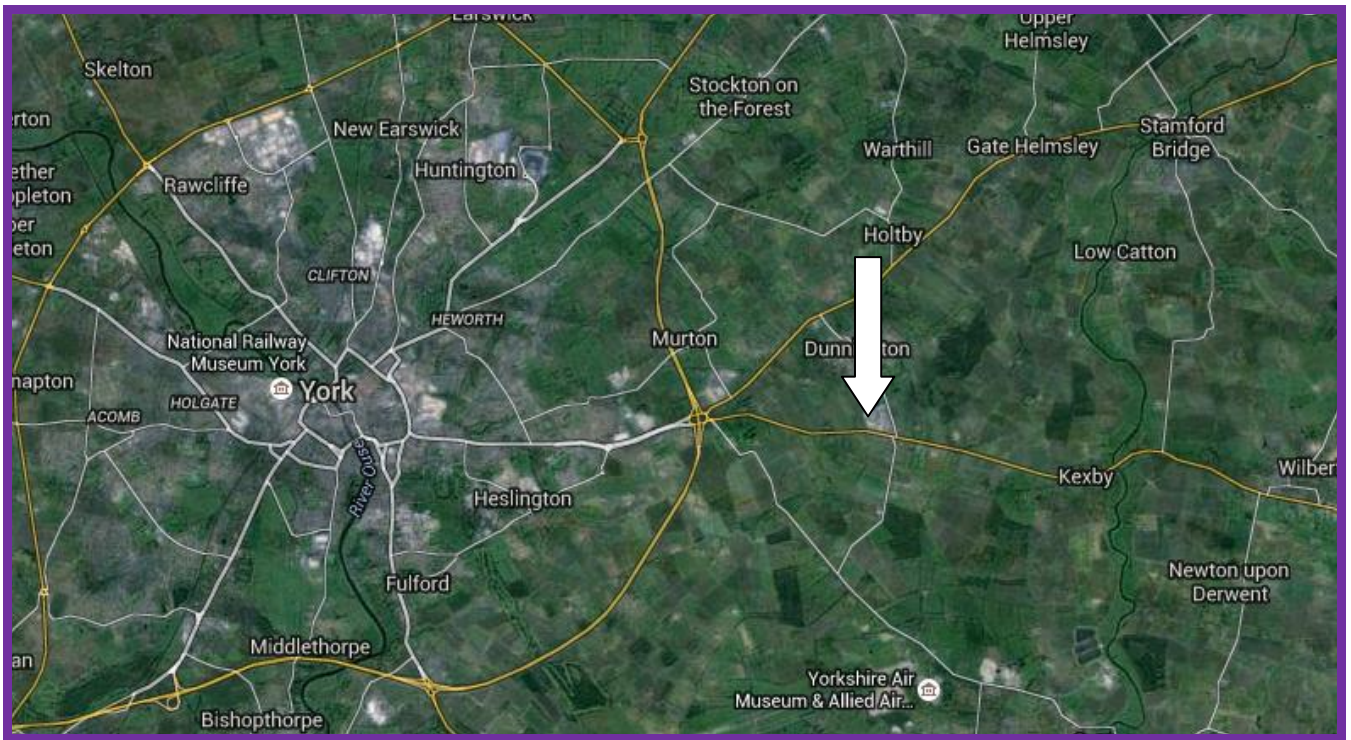
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