



equinox house

*High quality upgraded office building with ample parking
at one of York's premier business addresses.*

CLIFTON PARK | YORK | YO30 5PA

FOR SALE / TO LET

4,500 sq ft / 419 sq m approx.

overview

Equinox House is 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.

Equinox House provides high quality office accommodation over ground and first floors with modern kitchen & staff breakout areas on both floors. From the entrance lobby the ground floor space has been subdivided in part to provide impressive board room and customer meeting areas, a reception area and further open plan offices space. A separate store and server room have been created. At first floor level the office space is totally open plan with a single private office over the ground floor lobby area. The building has a gas fired central heating system together with comfort cooling throughout.

Male & Female WC facilities are provided on both floors as well as shower facilities on both levels.



Raised access floor.



Comfort Cooling.



LED lighting.



Up to 22 car spaces.

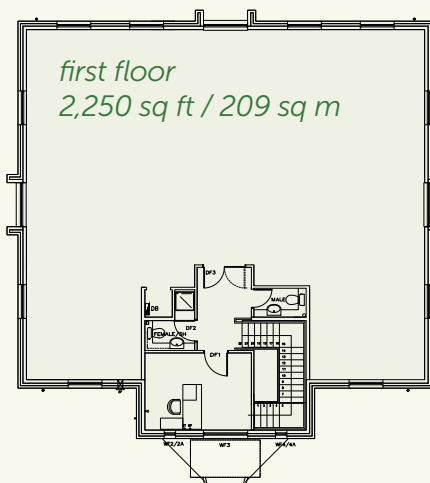
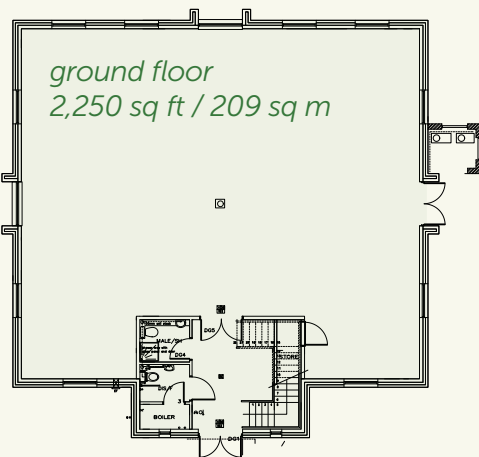


Shower facilities on both levels.



floor plans

epc
EPC 75C



*The above plans are for illustrative purposes only and do not show the existing internal partitioning.



location

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 in Premier Inn, The Doormouse restaurant & bar and the impressive York Sports club.



York Centre
2 mile drive



Rawcliffe Bar Park
& Ride 0.9 miles



A1 (M)
22 minute drive



York Station
2.1 miles





terms

Equinox House is available to let as a whole by way of a new full repairing & insuring lease for a term of years to be agreed at an initial rent of £82,500 per annum exclusive.

Alternatively Equinox House is available to purchase where offers are sought in excess of £850,000 for the freehold interest with vacant possession.

rates

As of the 1st April 2026 the property has a Rateable Value of £76,000.

vat

The property is elected for VAT.

legal costs

Each party is to be responsible for their own legal costs.



further information



Miles Lawrence
01904 217 941
07711 868 336
mileslawrence@cartertowler.co.uk

IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991

Carter Towler on their behalf and for the sellers or lessors of this property whose agents they are, give notice that: (i) The Particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person employed by Carter Towler has any authority to make or give any representation or warranty in relation to this property. Unless otherwise stated prices and rents quoted are exclusive of VAT. The date of this publication is 20-March-2026. For information on our Privacy Policy please visit our website – www.cartertowler.co.uk Regulated by RICS