

John R. Hornsby

COMMERCIAL & BUSINESS TRANSFER AGENTS
SPANISH PROPERTY CONSULTANTS

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Office /sales/storage space for rent at DSP House. 2 Kettlestring Lane, York YO30 4XF Various sizes and combinations possible.



We are pleased to offer this prominently located and very flexible property which was for many years occupied as an architect's office and is thus finished and presented to a very high standard. The accommodation on offer is all on ground floor and comes with several parking spaces, the number depending on the amount of space taken. There are two adjoining and interconnecting sections which can easily be combined to form one large area or they can be let separately with shared staff and wc facilities. The premises are ideal for a wide variety of uses including retail sales, showroom, offices, leisure / fitness, medical or veterinary services, subject to any necessary consents.

ACCOMMODATION

AREA 1 101.7 sq m./ 1095 sq feet. With shared WC, shower and kitchen facilities.

Own entrance and minimum of 5 car parking spaces (additional spaces could be provided by separate negotiation)

FTTP internet connection is available subject to necessary approvals etc.

Internal repairing lease, terms to be agreed between parties.

Rent £1,150 per month or pro rata for quarterly payments.

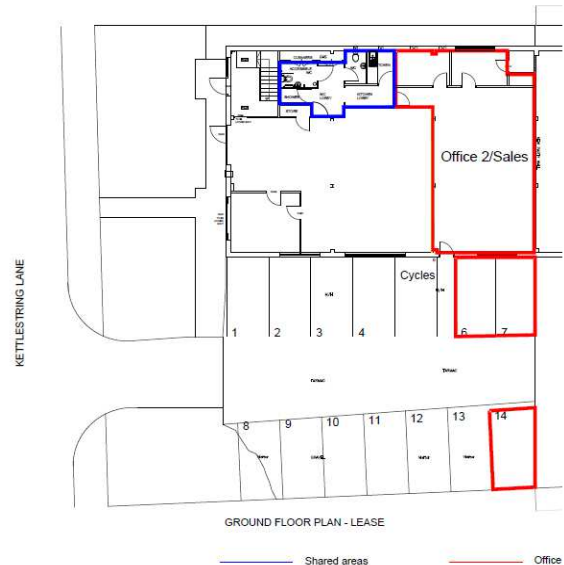
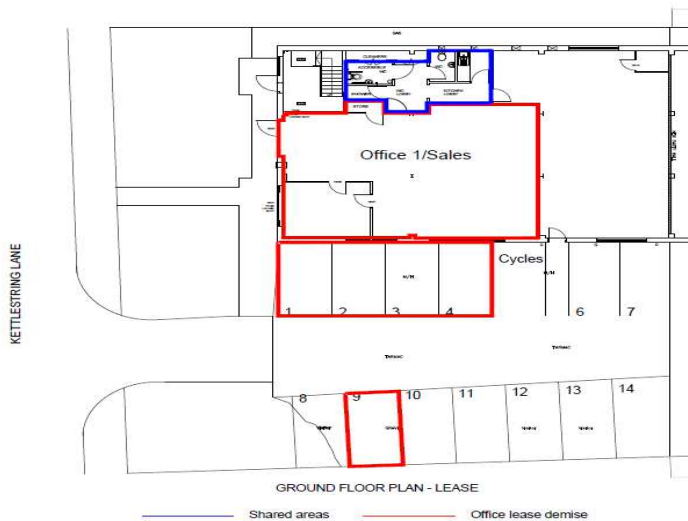
AREA 2 78.8 sq m / 848 sq ft. as above but with minimum of 3 parking spaces.

Rent £900 per month

AREA 3 180.5 sq m / 1943 sq ft. as above but with a minimum of 8 parking spaces

Rent £2000 per month

Located on the main road through the Clifton Moor Industrial / Business Park close to the Clifton Moor Retail Park and with ready access to the York Outer Ring Road.



VIEWING

By appointment with the agents Tel 07770 748324 or via our joint agent, Andrew Mcbeath 07725 416002

EPC

The property has an EPC rating of C

COSTS

The purchaser will be required to pay a contribution of £450 + vat towards the landlords legal costs involved in preparing the lease.

VAT.

All prices and rents are deemed to be exclusive of any VAT which may apply

IMPORTANT

Where staff are employed in a business, it is possible that they are unaware of any impending sale, therefore it is essential that **all viewings are arranged through us** and no direct approaches should be made under any circumstances. Buyers will be required to provide details of their identity (passport / driving license and two utility bills) and proof of funding (bank statements / mortgage offer).

NOTE

Details and general information provided within these particulars have been confirmed by The Client, are given in good faith and are believed to be correct, however all proposed purchasers/tenants must satisfy themselves as to the correctness of the information provided. We understand that all services and items of equipment are in functional order, but no warranties can be given in this respect. Neither the agents nor any person in their employ bind themselves in any way, nor are any warranties given as to the correctness of the information provided. No part of these particulars form part of any contract or agreement for sale or lease.