

FLEXSPACE YORK

Clifton Moor

**FLEX
SPACE**
BUSINESS UNITS
ON FLEXIBLE TERMS

SAT NAV: YO30 4RA



Workshop, Office & Studio



Workshop



Offices



Studio

Flexspace is one of the UK's leading providers of workshops, offices, warehouses and self storage units for small businesses.

Make Flexspace your first port of call to rent adaptable, convenient business units on flexible terms.

Facilities



Powered Shutters



Furnished



Visitor Parking

Audax Close
Clifton Moor
York
YO30 4RA

FLEXIBLE
ADAPTABLE • CONVENIENT

SAT NAV: YO30 4RA

Overview

Flexspace York Clifton Moor is a modern business centre providing a range of furnished offices, workshops and studios that are available on flexible terms.

The centre provides meeting rooms and free on-site parking.

The offices range from 581 to 1,200 ft² (54 to 111 m²) and are carpeted throughout with electric heating and WC facilities.

The workshops range from 1,250 to 1,750 ft² (116 to 162 m²). Some workshop benefits from 3-phase electricity, lighting, roller shutters and a personnel access door.

For local amenities, on the estate itself you'll find a Tesco Extra, a Vue Cinema and many major stores, restaurants and takeaway outlets. For greater inspiration York city centre is just a 10 minute drive away.



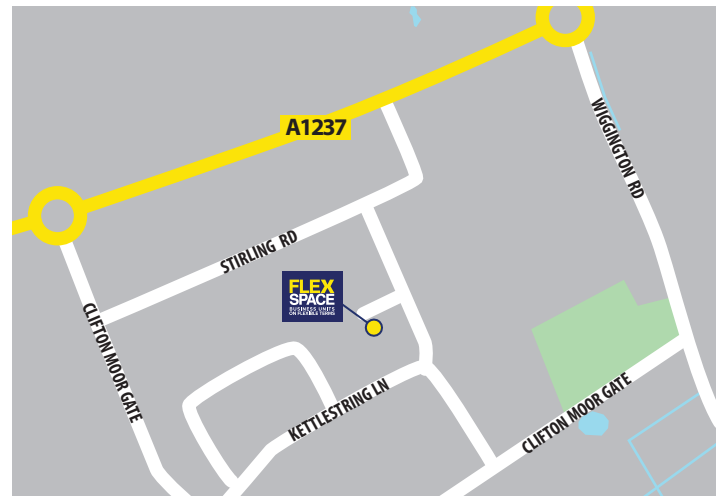
BY RAIL

York Rail Station is approximately 2 miles away.



BY AIR

Leeds Bradford Airport is approximately 25 miles away.



For further enquiries please contact:

T 0800 033 4444

E sales@flexspace.co.uk

www.flexspace.co.uk

Misrepresentation Act 1967

Bridges Business Space LLP and Bridges Business Space No. 2 LLP, trading as Flexspace, and any joint agents, for themselves and for the lessors of this property, give notice that: 1. These particulars are set out as a general outline only for the guidance of intending lessees and do not constitute part of an offer or contract. 2. All dimensions and areas are approximate and all descriptions, reference to condition and necessary permissions for use and occupation, and other details, are given without responsibility and any tenant 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. 3. No person in the employment of Bridges Business Space LLP and Bridges Business Space No. 2 LLP, trading as Flexspace, or their joint agents has any authority to make or give any representation or warranty whatever in relation to this property. 4. Unless otherwise stated, all prices and rents are quoted exclusive of VAT.