

lot 36

Endeavour House, George Cayley Drive  
Clifton Moor, York, North Yorkshire YO30 4XE

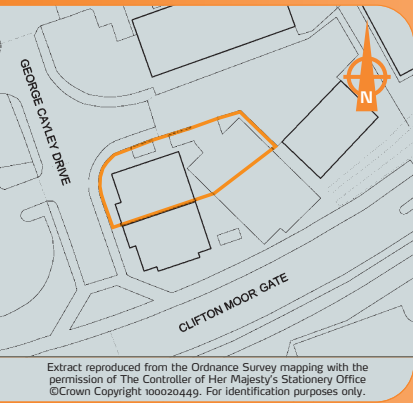
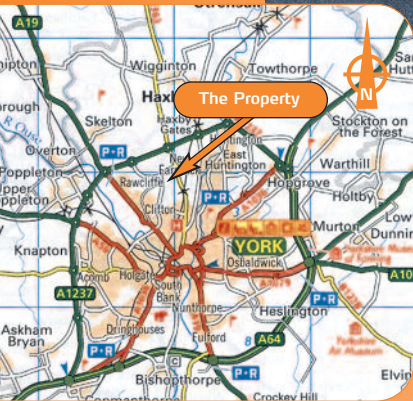
Vacant Possession

Freehold Office Building with Vacant Possession

- Situated in established office and business park location
- Approximately 259.37 sq m (2,792 sq ft)
- Includes 10 car parking spaces
- Nearby occupiers include BMW, Toyota, Volkswagen and Travis Perkins



On Behalf of Trustees



Location

Miles: 2 miles north of York City Centre  
20 miles east of Harrogate  
25 miles north-east of Leeds  
Roads: A1237, A19, A59  
Rail: York Rail Station  
Air: Leeds Bradford International Airport

Situation

The property is located in the established office and business park area of Clifton Moor 2 miles north of York City Centre. Endeavour House is situated on the east side of George Cayley Drive off Kettlestring Lane. The property benefits from being highly visible from the busy Clifton Moor Gate Road. Neighbouring occupiers include BMW, Toyota, Volkswagen and Travis Perkins.

Description

The property comprises a modern office building with accommodation on the ground and first floors. Endeavour House benefits from a double height glass reception and parking for approximately 10 cars.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Possession
Ground	Office	128.57 sq m	(1,384 sq ft)	<b>VACANT POSSESSION</b>
First	Office	130.80 sq m	(1,408 sq ft)	
<b>Totals</b>		<b>259.37 sq m</b>	<b>(2,792 sq ft)</b>	

For further details please contact:

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