



Google

© 2014 Infoterra Ltd & Bluesky
© 2014 Google

Imagery Date: 5/7/2007 53°59'20.86" N 1°06'13.90" W elev. 14 m eye alt

2002



BINS / bicycles

REMOVE PARKING TO INCREASE GARDENS

Clifton Moor Gate

Landalewood Rd

Ped Avenue
Bakersley Grove

Roseberry Grove

Langwood

Spring Rd

Concord Park

Left Desuper Ave?

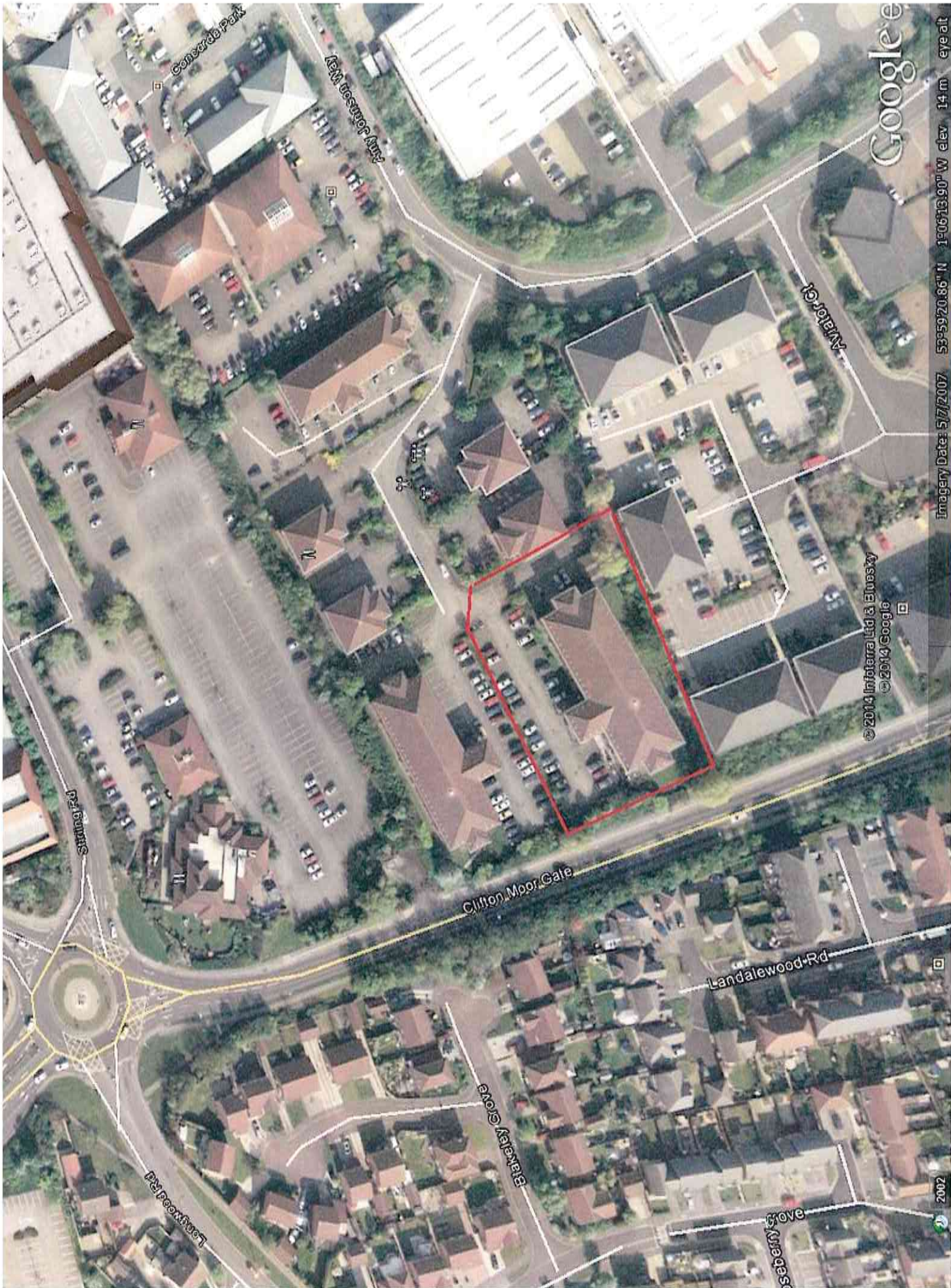
Google

© 2014 Inferral Ltd & Bluesky
© 2014 Google

Imagery Date: 5/7/2007 53°59'20.86" N 1°06'13.90" W elev 14 m eye alt

Common 5,500m

2002



Google

© 2014 Infrontier Ltd & Bluesky
© 2014 Google

Imagery Date: 5/7/2007 53°59'20.86" N 1°06'16.90" W elev. 14 m eye alt

2002

www.blacksproperty.com



**UNIT 3 PIONEER BUSINESS PARK
CLIFTON MOOR, YORK
YO30 8TN**

- ❖ Modern and impressive 2-storey office premises of 12,500 sq.ft. (1161.25 sq.m.) approx. with passenger lift.
- ❖ Located on York's major Business Park north of the City Centre on the edge of the City's outer ring road (A1237).
- ❖ 48 marked parking spaces to the front and side of the building and a cycle store on a well landscaped site.
- ❖ Favoured location for many businesses with major retail, office, leisure, and motor trade occupiers near-by.

FREEHOLD OPPORTUNITY - GUIDE PRICE £650,000

**Offering Office Space in York and
North Yorkshire**

**01904
679733**

DESCRIPTION

The property forms part of a late 1980's development of seven two-storey office buildings in a cul-de-sac location between Amy Johnson Way and Clifton Moorgate - a main route through the business park. Access is gained from Amy Johnson way.

The office comprises two floors of open plan space which have been partitioned by the present occupier to provide a combination of private offices and open plan working areas. In addition there is a staff kitchen/dining facility and locker room/shower on ground floor. The building has an impressive entrance atrium forming the stairwell. Male and female W.C.'s are located on each floor with a disabled W.C. in addition on ground floor.

Specification includes an 8 person passenger lift, raised floor at first floor level, gas-central heating (radiators) and air conditioning are further features. Current occupier uses skirting and dado trunking on ground floor and floor boxes/dado trunking on first floor.

Approx. net internal floor areas are:-

Ground Floor:	Offices (partitioned):	6,115 sq.ft.	(565.08 sq.m.)
First Floor:	Offices (partitioned):	6,385 sq.ft.	(593.16 sq.m.)
Approx. Total:		12,500 sq.ft.	(1,161.25 sq.m.)

ACCOMMODATION

Ground Floor

Entrance Lobby:	-	-
Entrance Atrium/Foyer:	-	-
Plant Cupboard:	-	-
Inner Lobby:	-	-
Disabled W.C.:	-	-
Gents W.C.:	-	-
Ladies W.C.:	-	-
Passenger Lift:	-	-
Offices (partitioned including Kitchen/Dining and Lockers/Shower):	6,115 sq.ft.	(568.08 sq.m.)

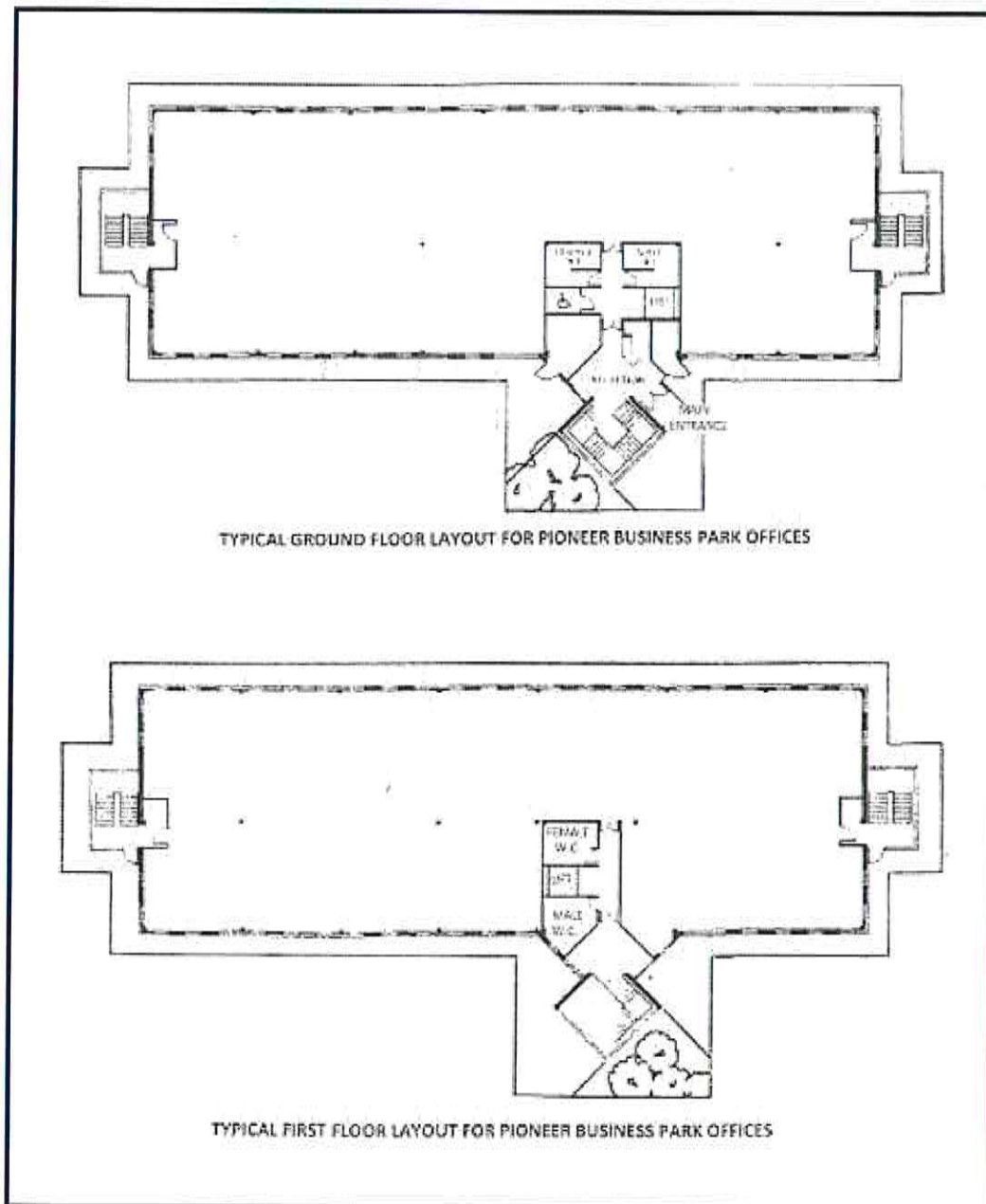
First Floor

Landing:	-	-
Plant Room/Cleaner's Cupboard:	-	-
Ladies W.C.:	-	-
Inner Lobby:	-	-
Gents W.C.:	-	-
Passenger Lift:	-	-
Offices (partitioned to include Server Room):	6,385 sq.ft.	(593.16 sq.m.)

Outside

Timber cycle store. Integral lift room and integral boiler room. Landscaped site with 48 marked parking spaces.

ORIGINAL FLOOR PLANS (BOTH FLOORS CURRENTLY PARTITIONED)



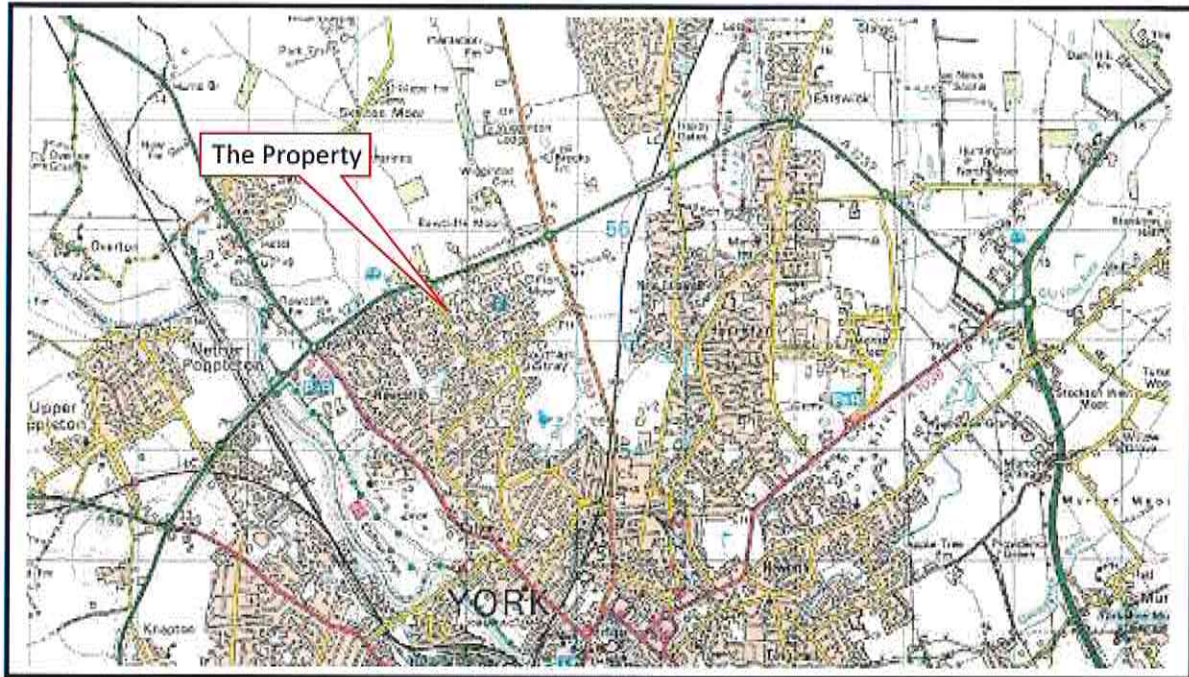
BUSINESS RATES

Enquiries with City of York Council and an inspection of the Valuation Office Agency's website (www.voa.gov.uk) revealed the following information:-

Rateable Value:	£150,000	(2010 Valuation List)
General Rates:	£68,700	(2012/2013 Financial Year)

Enquiries regarding the above can be made to City of York Council (Business Rate Section - 01904 551140). Rateable Values can change at any stage and advice should be sought.

LOCATION



General View



Meeting Room



Kitchen/Dining Room



Reception

95 Main Street, Fulford, York. YO10 4PN - enquiries@blacksproperty.com

IMPORTANT NOTICE

These particulars which were prepared on 26th January 2011 and amended 19th September 2011 and 16th July 2012 are provided subject to the following terms:- 1.They are for general guidance only and do not constitute the whole or any part of an offer or contract. No employee of Blacks has any authority to make or give any representation or warranty or enter into any contract in relation to the property. 2. Dimensions are approximate only and descriptions are given without responsibility on the part of Blacks or the vendors or lessors. Reference to plant, machinery, services, etc., does not constitute a representation of the condition, or that it is capable of fulfilling its intended function. 3.All references to prices, rent, etc., exclude VAT which may apply and any offer made will be assumed to be VAT exclusive unless stated otherwise. 4.Certain aspects such as dimensions, rating assessments, occupancy of the subject or adjoining property, etc., may from time to time change. Information contained has been collated as a result of verbal inquiries only. Personal inspection and enquiry including the taking of independent advice is imperative before a contract is entered into. 5.The current availability of this property should be checked particularly if a party is travelling some distance.

Details 2012/Details Pioneer Bus Pk 3 - 26-01-11.DOC

Energy Performance Certificate

Non-Domestic Building



3 Pioneer Business Park
Amy Johnson Way
York
YO30 4GJ

Certificate Reference Number:
0020-6935-0359-6210-7024

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ 89 This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel:	Natural Gas
Building environment:	Air Conditioning
Total useful floor area (m ²):	1434
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	58.26

Benchmarks

Buildings similar to this one could have ratings as follows:

54 If newly built

123 If typical of the existing stock

Administrative information

This is an Energy Performance Certificate as defined in S2007:991 as amended

Assessment Software: SBEM v3.6.0 using calculation engine: SBEM v3.6.0.0
Property Reference: 020307160000
Assessor Name: Stan Howel
Assessor Number: 6TH0001610
Accreditation Scheme: Stroma Accreditation Ltd
Employer/Trading Name: Future Energy Surveys Ltd
Employer/Trading Address: Clifford Chambers, 4 Clifford Street, York, YO1 6HD
Issue Date: 04 Feb 2011
Valid Until: 03 Feb 2012 (unless superseded by a later certificate)
Related Party Disclosure: Not related to the owner

Recommendations for improving the property are contained in Report Reference Number: 9662-4012-0305-0730-2535

If you have a complaint or wish to confirm that the certificate is genuine

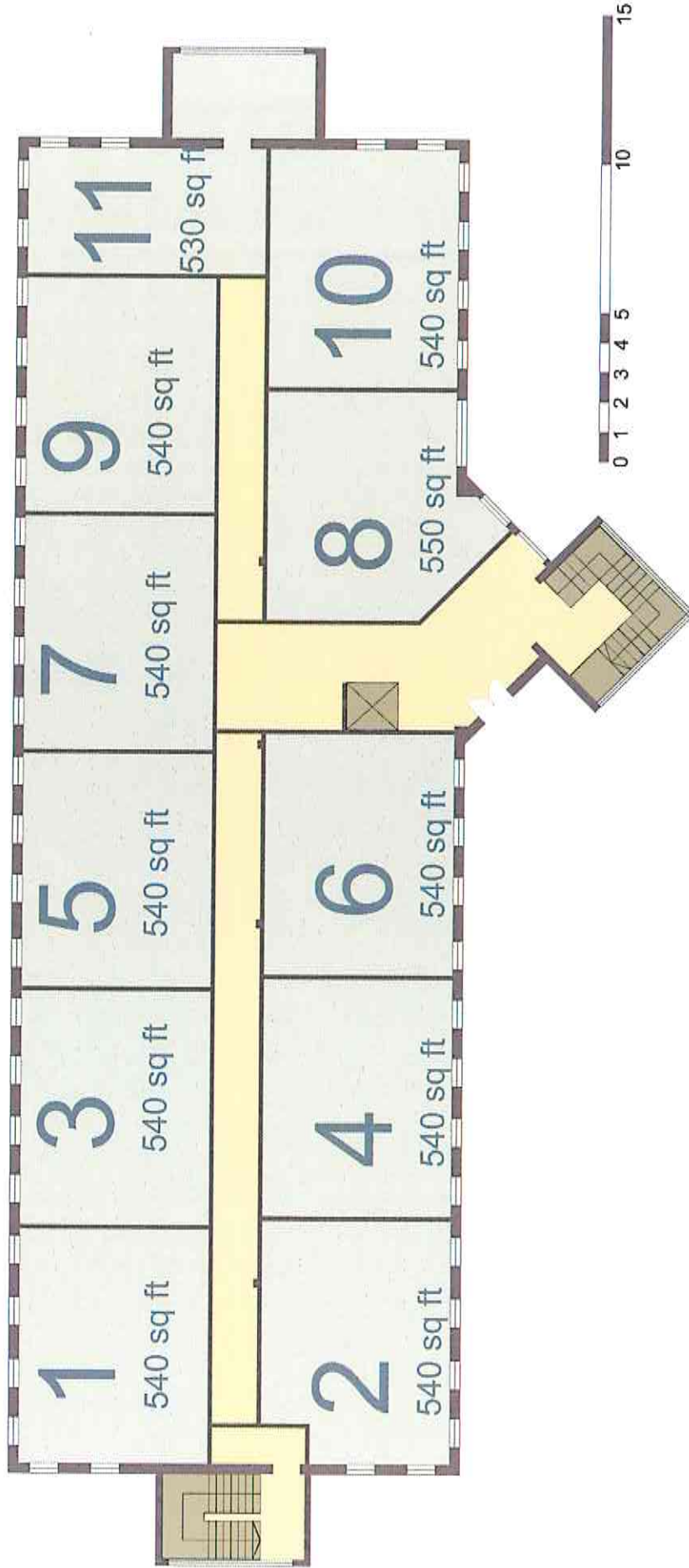
Details of the assessor and the relevant accreditation scheme are on the certificate. You can get contact details of the accreditation scheme from the Government's website at www.communities.gov.uk/epbd, together with details of the procedures for confirming authenticity of a certificate and for making a complaint.



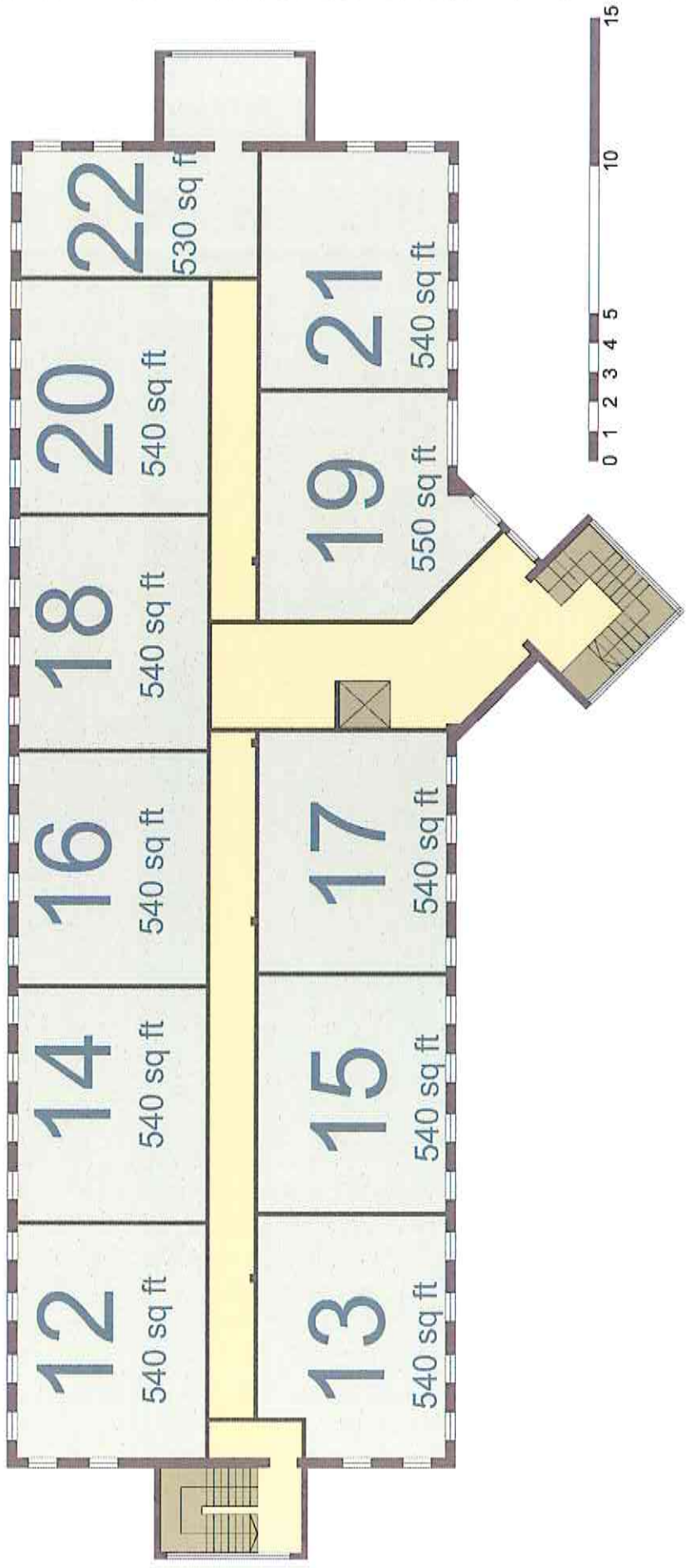
For advice on how to take action and to find out about technical and financial assistance schemes to help make buildings more energy efficient visit www.carbontrust.co.uk or call us on 0800 085 2005

Design Options





New Residential Development Unit, 3 Pioneer Business Park.



New Residential Development Unit, 3 Pioneer Business Park.



New Residential Development Unit, 3 Pioneer Business Park.



New Residential Development Unit, 3 Pioneer Business Park.

Notes
The scheme shown are based on scaled PDF's and will be subject to a full dimensional survey.

Thank You



Simon Carrington
Linked Design @ LHL Group

LHL Group Limited, The Chocolate Works, Bishopthorpe Road, York, YO23 1DE
Tel 01904 690699; Fax 01904 690208