



ZENITH HOUSE

CLIFTON PARK, YORK YO30 5PB

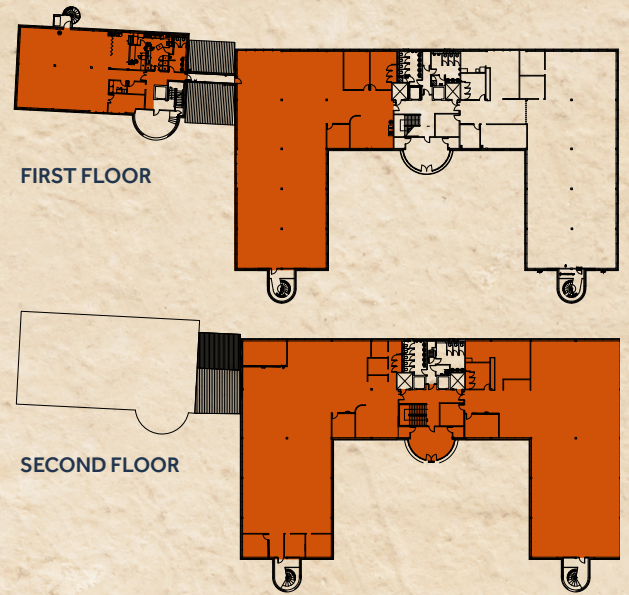


Comprehensive internal refurbishment programme to vacant 1st & 2nd floor offices to commence shortly.

3,230 sq ft to 22,000 sq ft **GRADE A SPACE AVAILABLE TO LET**



- HIGH QUALITY OFFICE SUITES FROM APPROX 300 SQ M / 3,230 SQ FT UP TO A TOTAL OF 2,046 SQ M / 22,025 SQ FT.
- NEW HEAT RECOVERY AIR CONDITIONING SYSTEM AND LED LIGHTING THROUGHOUT.
- NEW REFURBISHMENT TO ENTRANCE / RECEPTION AREA FOR CUSTOMERS / STAFF TO COMMENCE SHORTLY.
- SET WITHIN THE ESTABLISHED MULTI OCCUPIED CLIFTON PARK OFFICE CAMPUS WITH EXCEPTIONAL MATURE LANDSCAPED GROUNDS.
- AMPLE ON SITE DEDICATED PARKING.
- EV CHARGING POINTS.
- APPRX 2 MILES NORTH OF YORK CITY CENTRE / RAIL STATION OFF A19 SHIPTON ROAD.
- PUBLIC TRANSPORT LINKS & CYCLE ROUTES.
- A1237 YORK OUTER RING ROAD AND CONNECTION TO THE MAIN ROAD NETWORK WITHIN CLOSE PROXIMITY.
- ON CAMPUS AMENITIES INCLUDING RESTAURANT / PUB & HOTEL.
- ADJACENT TO YORK SPORT CLUB, RUGBY / CRICKET / SQUASH / TENNIS.



Indicative floor plans. Not to scale.

	sq m	sq ft
First Floor	300	3,230
	583	6,275
Second Floor	580	6,245
	583	6,275
Total	2,046	22,025



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