



Unit 4 Ashbrooke Trade Park, Lincoln Way, Sherburn In Elmet LS25 6PJ

TO LET

Brand New High Quality Industrial Unit

**4,544 Sq Ft
(422 Sq M)**

Unit 4 Ashbrooke Trade Park, Lincoln Way, Sherburn In Elmet LS25 6PJ

DESCRIPTION

Ashbrooke Park is a new build Industrial Estate offering modern, high specification warehouse/industrial accommodation. Unit 4 is the final unit remaining on the estate, extending 4,544 sq ft, available on a leasehold basis.

Each unit is built to a shell fit out to allow occupiers to consider office specification requirements.

- ✓ New high quality industrial units
- ✓ Grade A specification
- ✓ Large secure shared yard
- ✓ Superb access to A1(M) and M62 Motorway, Leeds
- ✓ Eaves height of 6.5m

LOCATION

Ashbrooke Park is prominently situated at the entrance to Sherburn Industrial Estate fronting onto the main estate road (Aviation Road) and the B1222. Ashbrooke Park benefits from congestion free access to the national motorway network, via Junction 42 of the A1(M) Motorway which is only 3.5 miles away.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Unit 4	4,544	422
Total	4,544	422

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

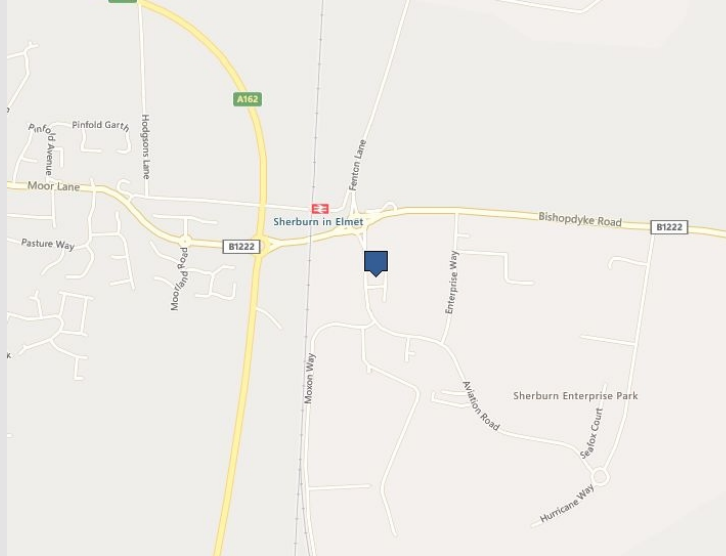
LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

According to the Valuation Office website, the property has a rateable value of £16,375.

EPC EPC rating of A.



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VIEWING & FURTHER INFORMATION

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