

TO LET - Industrial / Warehouse Unit
36,524 sq ft

York 36



- Established Industrial location
- Large concrete service yard
- Secure site
- 8.5m clear internal eaves height

Keyline for identification purposes only.

York 36 - Hunter Drive, Airfield Business Park, Elvington, York, YO41 4AU



Keyline for identification purposes only.

Description

The property comprises a modern high bay warehouse of steel portal frame construction with profiled metal sheeting to the external elevations and roof. The warehouse specification includes a clear minimum eaves height of 8.5m with concrete slab flooring, with lighting by way of a combination of LED and Halogen lighting throughout on PIR sensors.

Ancillary office space is provided by way of a two storey block situated at the front of the building including an extension of ground floor office space to the rear of the original two storey block. The office space is of

modern specification including central heating, perimeter trunking, double glazed windows and carpeting throughout, with both male and female WC's.

Externally the unit benefits from a large concrete service yard, landscaping and designated spaces for vehicle parking. The property is situated on a regular shaped site surrounded by perimeter steel security fencing to a secure, private yard with its own secure access.

York 36 - Hunter Drive, Airfield Business Park, Elvington, York, YO41 4AU

Accommodation

Floor	Use	Sq Metres	Sq Feet
Ground	Warehouse	3,103.88	33,410
Ground	Offices	199.33	2,146
First	Offices	89.91	968
Total Gross Internal Area:		3,393.12	36,524



Location

York 36 is situated on Hunter Drive, part of the wider Airfield Industrial Estate, in Elvington, York. The estate is strategically located 3 miles south east of the A64 and 7 miles east of the A19 which provide links to the M1 and M62 Motorways respectively. Elvington is located less than 6.5 miles to the south east of York City Centre, and is a former RAF airfield.

Airfield Industrial Estate is an established industrial location within York, with the unit itself being accessed via Hunter Drive, which leads directly onto Halifax Way and in turn Elvington Lane (B1228) providing access to the A64 (York & Leeds) to the north west, and the A1079 (Hull) to the east.

EPC

The property has an EPC rating of E.

Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed. Rent on application.

Legal Costs

Each party responsible for their own legal fees.

Business Rates

The premises is understood to have a Rateable Value of £107,000.

Interested parties are advised to verify the rates payable with the local Rating Office.

VAT

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

Misrepresentation: In-site Property Solutions Ltd, and its agents LSH and Colliers, give notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, or Lessees or Third Party 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. No person in the employment of In-site Property Solutions Ltd or its joint agents LSH and Colliers, has any authority to make any representation or warranty whatever in relation to this property. In-site Property Solutions Ltd is an independently owned and operated business, registered in File, July 2023.



Viewings

For further information or to arrange a viewing please contact the joint agents:

**Lambert
Smith
Hampton**

Scott Morrison
SMorrison@lsh.co.uk
07526 175979

Elliot Bloodworth
EBloodworth@lsh.co.uk
07597 019265

Colliers

Simon Hill
simon.hill@colliers.com
07736 480041

Caroline Hardy
caroline.hardy@colliers.com
07709 519249

York 36 - Hunter Drive, Airfield Business Park, Elvington, York, YO41 4AU