



UNIT 4
@YORK
BUSINESS
PARK

TO LET

NEW WAREHOUSE/INDUSTRIAL UNIT
5,363 SQ FT (498.21 SQ M)
PLUS MEZZANINE 454 SQ FT (42.16 SQ M)

AVAILABLE NOW!



CONVENIENTLY SITUATED FOR ACCESS TO THE
YORK OUTER RING ROAD (A1237) AND A64

NETHER POPPLETON | YORK | YO26 6RN



UNIT 4 @YORK BUSINESS PARK

DESCRIPTION

New warehouse/industrial unit benefitting from the following:

- Large self-contained secure yard
- Dedicated parking
- EV charging point
- 6m to eaves
- 3 phase electricity supply
- Disabled WC
- Integral office with LED lighting
- Kitchenette
- Sectional overhead goods door
- Shower



ACCOMMODATION

The unit provides the following approximate gross internal areas:

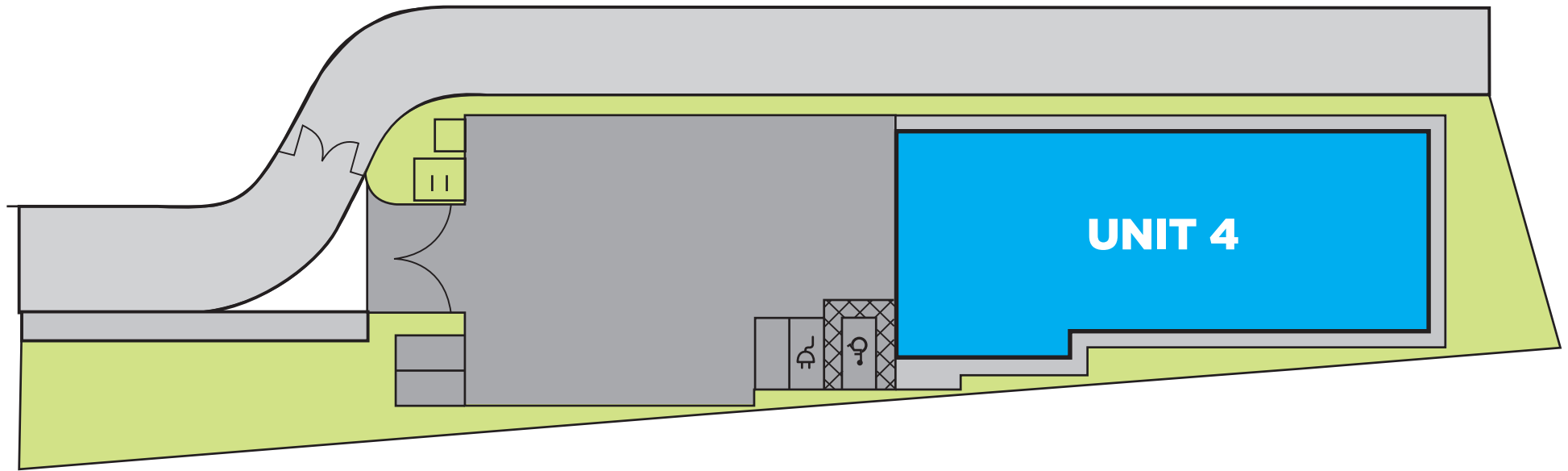
Unit 4	5,363 sq ft	(498.21 sq m)
Mezzanine (Gallery and Office)	454 sq ft	(42.16 sq m)

RATES

The unit is yet to be assessed.

ENERGY PERFORMANCE CERTIFICATE

EPC is available on request.



SITE PLAN

VAT

All reference to price, premium or rent are deemed to be exclusive of VAT unless expressly stated otherwise. Any offer received will be deemed exclusive of VAT.

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in connection with this transaction.

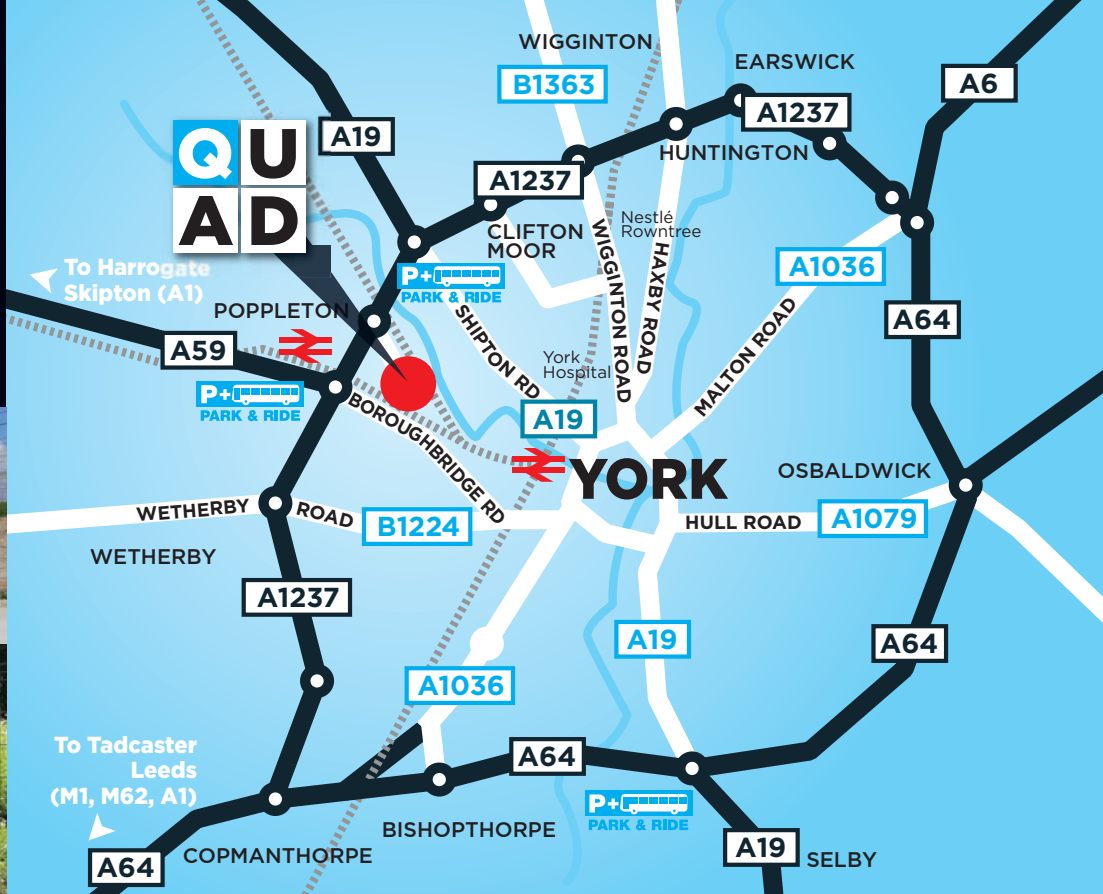
TERMS

The premises are available to let on a new effective full repairing and insuring lease for a term of years to be agreed.





UNIT 4 @YORK BUSINESS PARK



LOCATION

Situated approximately 3 miles to the North West of the city centre and with a substantial frontage to the York Outer Ring Road, York Business Park provides easy access to the regional motorway network, York city centre and national rail lines.

York Business Park is a well-established location for many businesses, in addition to offices and warehouse/industrial accommodation, existing uses include restaurants, a hotel, a health & fitness centre, a children's nursery, a petrol filling station and convenience store.

The unit is located on Great North Way, the main estate road running through the heart of the Business Park, close to its junction with Rose Avenue.

VIEWINGS

Viewing strictly by prior appointment with the joint agents:



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