

To Let

SW
Sanderson
Weatherall

CBRE

Industrial Unit with Open Storage

22,875 sq ft (2,125 sq m) on 2.01 Acres



Green Lane
Trading Estate,
Clifton, York,
YO30 5PY

1.5 MILES NORTH OF YORK CITY CENTRE



Description

The subject comprises a good quality second hand industrial warehouse with an additional 'mill building' as well as a trade counter/office facility. The property sits within a secure site with a large yard for open storage.

Specification



Large yard
(2.01 acres)



6.17m eaves
Height
(mill building has
an eaves of 4.05m)



2 roller
shutter doors



large mezzanine
(5,582 sq ft)

SCHEDULE OF ACCOMMODATION

FLOOR	SIZE (SQ FT)	SIZE (SQ M)
Warehouse	15,844	1471.9
Offices/Trade Counter	5,582	518.61
Mill Building	1,449	134.65
TOTAL	22,875	2,125.16
Mezzanine	(5,582)	(518.61)

Location

Green Lane Trading Estate is located in Clifton, 2.2 miles north of York City Centre with easy access to the A1237 York Outer Ring Road.

TRAVEL TIMES BY CAR



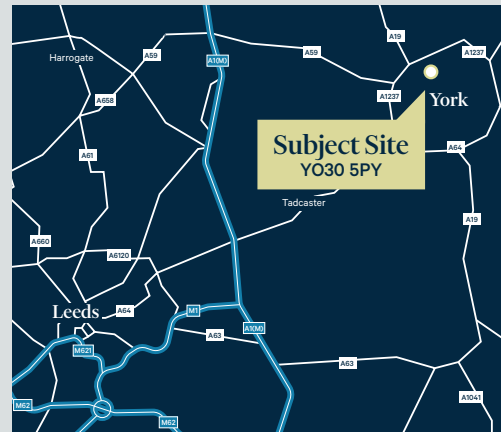
A1237 York Outer Ring Rd
4 minutes (1.5 miles)

A19
4 minutes (1.5 miles)

York City Centre
13 minutes (2.2 miles)

A59
7 minutes (2.7 miles)

A64
13 minutes (6.6 miles)



EPC

The property has an EPC rating of D (84).

BUSINESS RATES

Rateable Value 23/24:
£114,000.

RENT

On application.

TERMS

Terms are to be agreed.



Contact

Viewing is strictly by prior appointment, please contact:

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Subject to contract disclaimer: CBRE Limited, July 2024

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