



Unit 3 Easingwold Business Park Birch Way

Easingwold, YO61 3FB

Offers Over £220,000

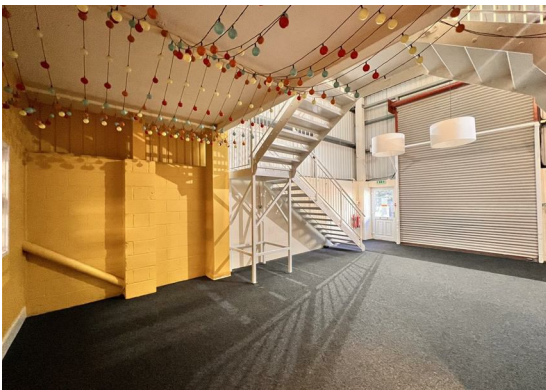
UNIT 3, EASINGWOLD BUSINESS PARK OFFERS FLEXIBLE INDUSTRIAL/OFFICE SPACE PROVIDING VAST OPEN PLAN WAREHOUSE ACCOMMODATION/ POSSIBLE STUDIO OR OFFICES OVER TWO FLOORS.

TOTAL APPROXIMATE FLOOR AREA - 2,426 SQ FT - 225 SQ MTRS OF STEEL PORTAL CONSTRUCTION.

GROUND FLOOR - THERE IS ACCESS PROVIDED BY AN ELECTRIC ROLLER SHUTTER DOOR TO TWO GENEROUS ROOMS, RECEPTION ROOM, KITCHEN, UTILITY AND TWO CLOAKROOM/WC'S.

THE FIRST FLOOR - FITTED OUT AS TWO INDIVIDUAL OFFICES SET ROUND A CENTRAL STAIRWELL AND FURTHER L-SHAPED OPEN PLAN OFFICE/STUDIO TO THE REAR.

TO THE SIDE OF THE PROPERTY THERE ARE UNEXPECTED GENEROUS GARDENS WHILST PARKING IS PROVIDED TO THE FRONT.





LOCATION – Unit 3, Easingwold Business Park is an established development on the periphery of this popular town located on the east side of the town. Easingwold is a busy Georgian market town offering a wide variety of shops, schools and recreational facilities. There is good road access to principal Yorkshire centres including those of Northallerton, Thirsk, Harrogate, Leeds and York. The town is also by-passed by the A19 for travel further afield.

Property Features

- Located to the North of York
- Ease of Access to the A19
- Two storey versatile unit
- Ground floor 125.8 sq.m. (1,354 sq.ft.)
- First Floor 99.6 sq.m. (1,072 sq.ft.)

POSTCODE - YO61 3JG.

SERVICES - Mains water, electricity and drainage.

DIRECTIONS - From our central Easingwold office, proceed along Long Street and bear left onto Stillington Road, proceed a short distance taking a right turn opposite Easingwold AFC foot ground on to Oakland Way, take the second turning on the right on to Birch Way, follow the round round to the left and then to end where upon Unit 3 is on the right-hand side.

VIEWING - Strictly by prior appointment through the sole selling agents, Churchills Tel: 01347 822800 - Email: easingwold@churchillsyork.com.

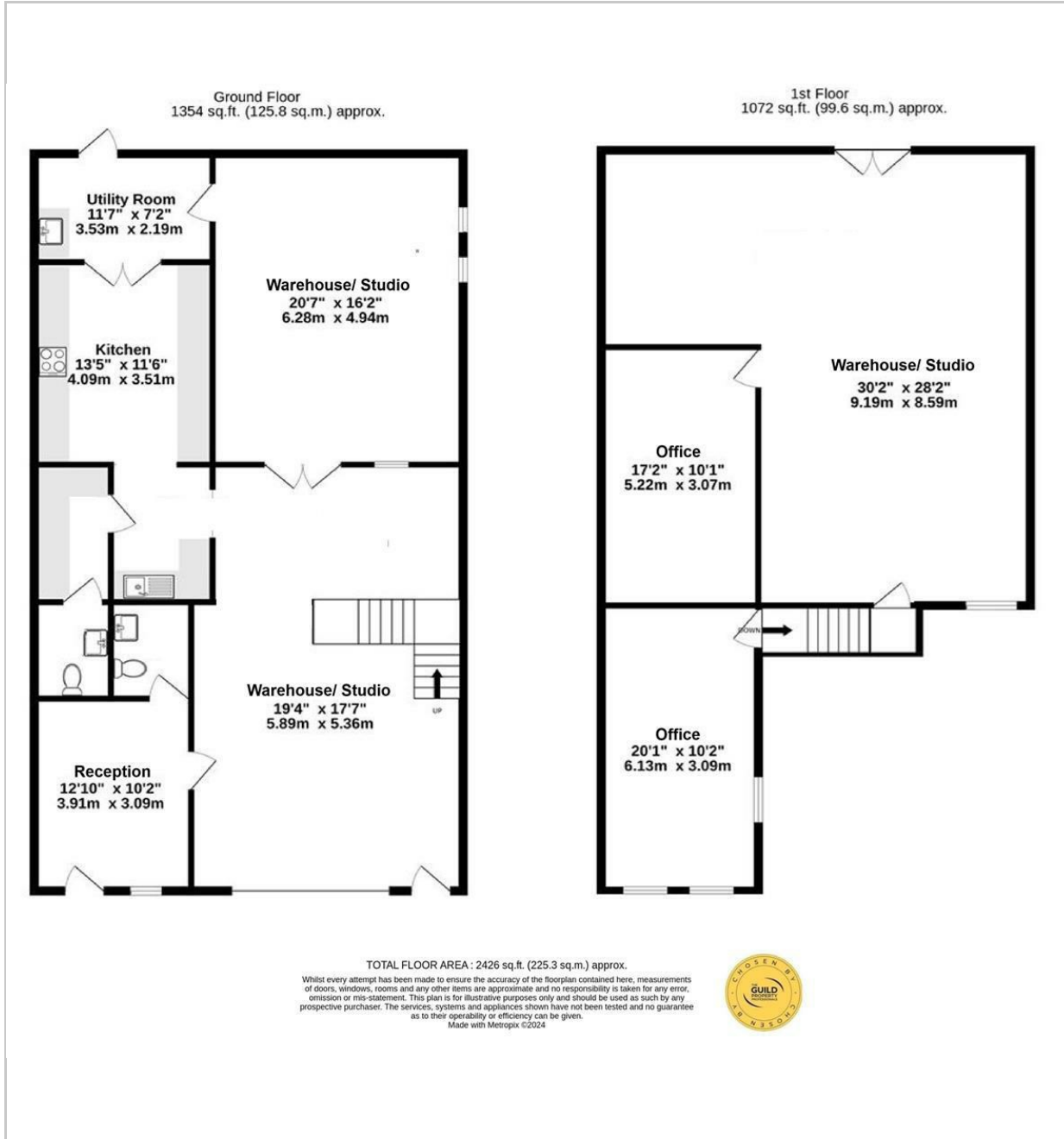
Agents Note - VAT is payable at 20% of the agreed purchase price.

EPC

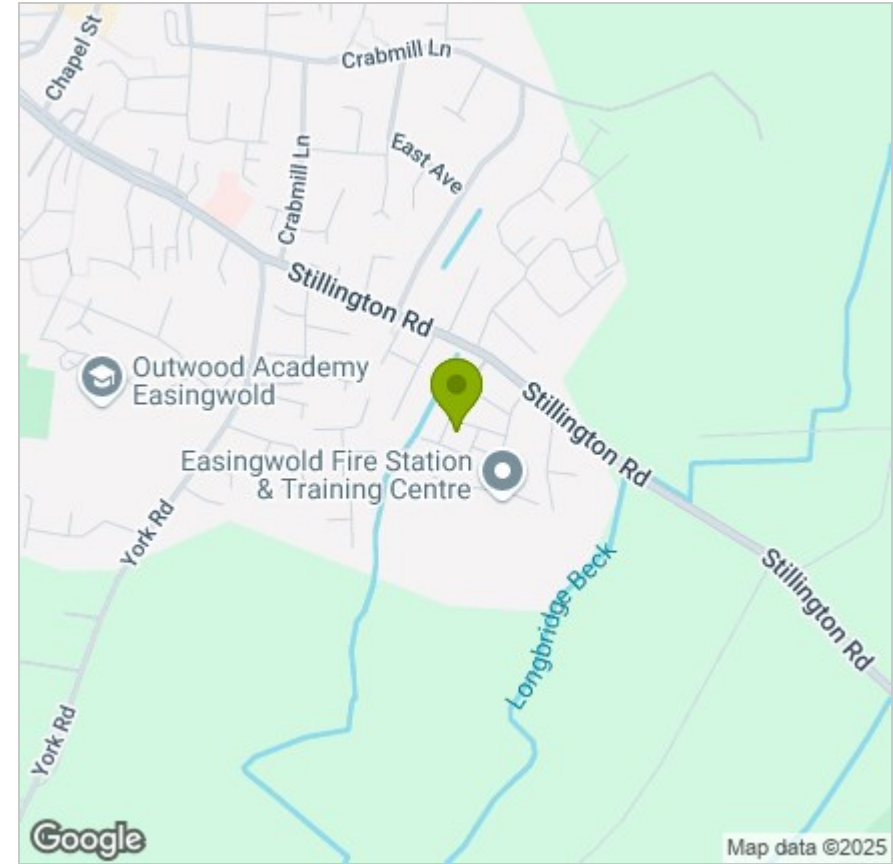
This is a commercial EPC the rating is C51



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.