

**UNIT 11 THE FORUM, ROSE AVENUE  
YORK BUSINESS PARK, YORK, YO26 6RU**

**MODERN WAREHOUSE / INDUSTRIAL UNIT TO LET**

**STAPLETON  
WATERHOUSE**



**Location**

The property is located on Rose Avenue, York Business Park, approximately 2 miles to the North West of York City Centre and with excellent access to the A1237 York ring road at Nether Poppleton which subsequently connects to Leeds and Harrogate via the A64/A59.

The surrounding area is mixed use in nature comprising a range of offices, industrial and retail, forming an established commercial centre on the outskirts of York.

**Description**

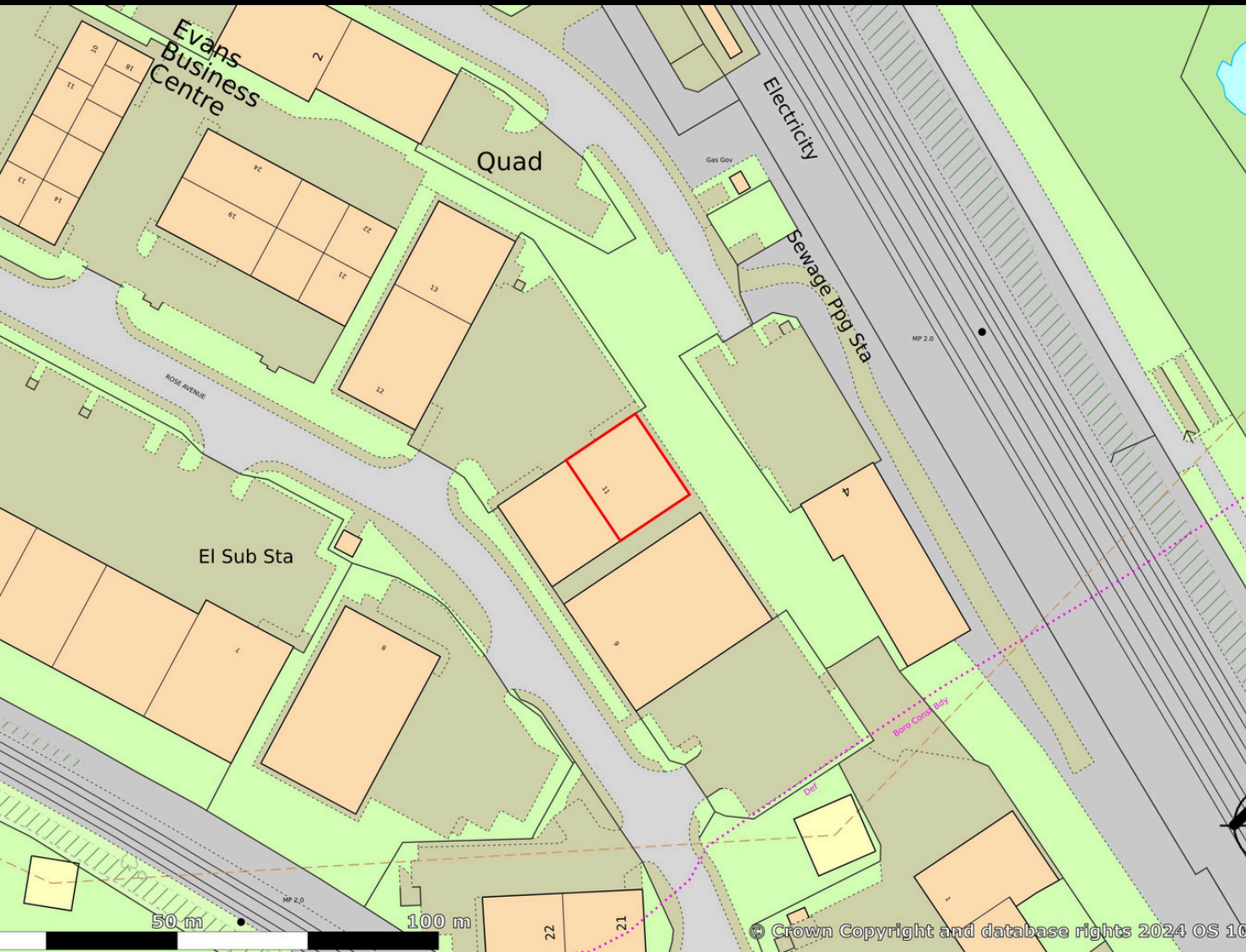
The property is a modern semi-detached industrial unit benefitting from the following:

- 6m eaves
- Integral offices
- Sectional goods door
- Shared yard

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**Accommodation**

The unit provides the following approximate gross internal floor area:

*Warehouse*                      3,005 sq ft

The above includes a ground floor office of approximately 260 square feet.

**Services**

Mains, 3 phase electricity, water and drainage connected.

**EPC**

The property has been assessed to have an EPC rating of C

**Planning**

The current use is an warehouse, designated as Class E, under the new Use Classes Order (2020).

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**Rates**

Rateable Value: £19,750  
Rates Payable: £9,677.50

**Rent**

Available on application.

**Lease Terms**

The unit is offered on a new full repairing and insuring lease.

**Service Charge**

The ingoing tenants will be responsible for the building insurance premium together with a contribution towards the upkeep of the estate.

**VAT**

All costs exclusive of VAT.

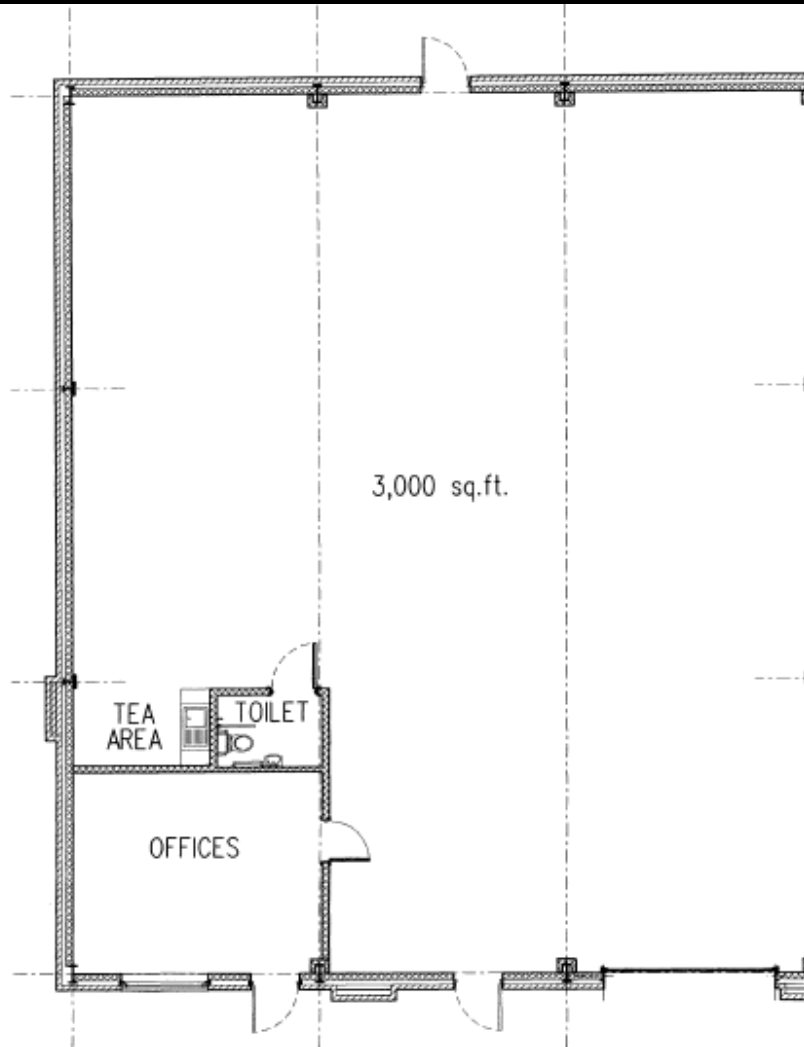
**Legal Costs**

Each party will be responsible for their own legal cost incurred in the transaction.

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## RICS Code for Leasing Premises

If you are not represented by a RICS member or other property professional, we are obligated to inform you of the existence of the code for leasing commercial premises and its supplemental guide, and we recommend that you obtain professional advice. A copy of this professional statement is available to download on our website.

## Further Information

Alastair Gill

[alastair@stapletonwaterhouse.com](mailto:alastair@stapletonwaterhouse.com)

01904 622226

## Joint Agent

Richard Flanagan

[richard@flanaganjames.com](mailto:richard@flanaganjames.com)



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