



UNITS 34 & 36 ALAN FARNABY WAY
SHERIFF HUTTON INDUSTRIAL ESTATE, YORK, YO60 6PG





UNITS 34 & 36– ALAN FARNABY WAY
SHERIFF HUTTON INDUSTRIAL ESTATE
SHERIFF HUTTON, YORK
NORTH YORKSHIRE
YO60 6PG

Sheriff Hutton 1 miles, Strensall 3.5 miles, Easingwold 9.4 miles, York 10 miles, Malton 11.3 miles (All distances approximate)

**HIGH QUALITY LIGHT INDUSTRIAL UNITS WITH ASSOCIATED OFFICE AND FACILITIES
SET IN A LARGE PLOT ON THE POPULAR SHERIFF HUTTON INDUSTRIAL ESTATE**

- Flexible warehouse and workshop space
- Good quality units combined to form over 4500ft² of accommodation
- Excellent location within the Sheriff Hutton Industrial Estate on the edge of the village
- Associated office space and facilities together with mezzanine floor
- Set within large site with tarmac forecourt
- Good access directly off Alan Farnaby Way
- Available AS A WHOLE TO LET

TO LET BY PRIVATE TREATY
GUIDE PRICE: £25,000 per annum

DESCRIPTION / BACKGROUND

An excellent opportunity to rent a well-proportioned commercial unit, located directly off Alan Farnaby on the Sheriff Hutton Industrial Estate. The property extends to over 4500ft² of flexible warehouse space together with associated office facilities.

The unit is constructed of steel portal frame with breeze block walls with brick external finish, polished concrete floor and box profile roof. The units have been opened up to form a large, light warehouse space with two large roller shutter doors providing access.

The premises sit in a large plot with tarmac forecourt providing ample car parking and loading area, benefiting from good access directly off Alan Farnaby Way, to the south of the Industrial Estate.

The premises are serviced with three-phase, mains electric, water and drainage. The accommodation comprises ground floor workshop space with secure internal storage within. There is a good-sized ground floor office and two further offices located on a mezzanine floor. The premises also benefit from kitchenette and W.C. facilities.

LOCATION

The units are located directly off Alan Farnaby Way, within the Sheriff Hutton Industrial Park and benefits from good access and large plot including tarmac forecourt to the north.

Sheriff Hutton Industrial Park is a popular commercial hub and is situated a short distance south west of the village of Sheriff Hutton and within the Ryedale district of North Yorkshire. The industrial estate is home to a number of commercial properties and benefits from good services and road access directly off the Sheriff Hutton Road which runs between the villages of Sheriff Hutton and Strensall.

Sheriff Hutton is a popular village offering a modest range of services including a public house, café, village hall & Methodist church. A further range of services & facilities can be found in the small town of Strensall situated approximately 3.5 miles South with a wider range of shops, recreational, educational & healthcare facilities.

The commercial hub of York is located approximately 10 miles south and provides an excellent range of high-quality services and amenities including mainline train service to Edinburgh Waverley and London Kings Cross.

COMMERCIAL PREMISES

Ground Floor – Workshop and Storage Premises:

Entrance Hall: (30ft²)

Entrance Hall accessed via personnel door, directly off tarmac forecourt.

Workshop Space: (3650ft²)

Large and light workshop space with two large roller shutter doors providing access and polished concrete floor within. To the rear of the unit is a secure internal storage area constructed of timber with double personnel doors. The units are serviced with three-phase mains electric, water and drainage.

Office: (388ft²)

Good sized office space located off the entrance hall.

Kitchenette: (75ft²)

Useful kitchenette with fitted base units and stainless-steel sink.

W.C. (35ft²)

Facilities comprising sink with low flush W.C.

W.C. (35ft²)

Facilities comprising sink with low flush W.C.

Mezzanine Floor – Office Space:

Office 1: (178ft²)

Good sized office space set on mezzanine floor, overlooking the workshop space.

Office 2: (186ft²)

Good sized office space set on mezzanine floor, overlooking the workshop space.

Outside:

Large tarmac forecourt providing ample car parking and loading space, directly off Alan Farnaby Way.



EASEMENTS, RIGHTS OF WAY & WAYLEAVES

The property is sold subject to and with the benefits of all existing rights of way, water, light, drainage and other easements attaching to the property whether mentioned in these particulars or not.

BOUNDARIES

The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds.

METHOD OF LETTING

The property is being offered to let by Private Treaty. If you have queries on the letting of the land then please contact: Edward Wilkinson BSc (Hons) MRICS FAAV on 01653 697820 / 07548 225974 or edward.wilkinson@cundalls.co.uk

The Agents reserve the right to proceed letting proceedings in any manner and interested parties for the property are requested to register the selling agents, in order to be kept informed of how the letting will be concluded.

GENERAL INFORMATION

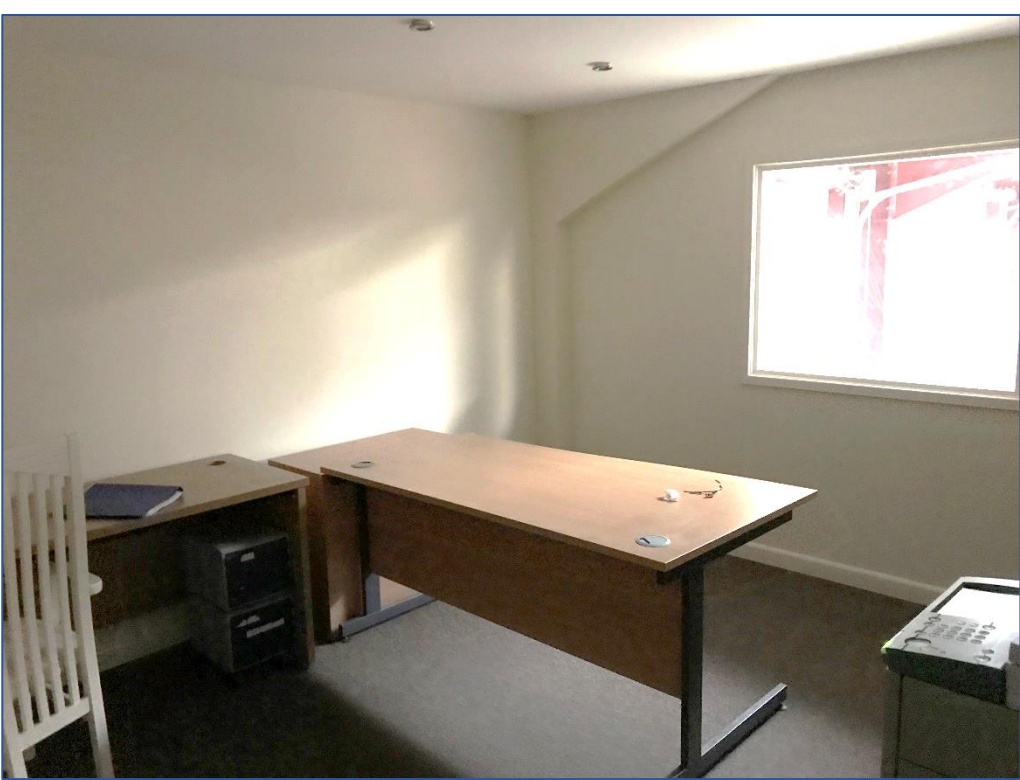
Services: Mains electric, water & drainage.
Planning: Ryedale District Council, Ryedale House, Malton, North Yorkshire
Telephone: 01653 600666
Rates: TBC
Tenure: We understand that the property is Freehold and that vacant possession will be given upon completion
Viewing: By appointment only please call the Malton office on telephone 01653 697820
Rent: £25,000pa
Postcode: YO60 6PG

NOTICE:

Details and photographs prepared August 2022

All measurements and areas are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. 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 the Agents employment has the authority to make or give any representation or warranty in respect of the property.







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