



Ling Lane, Wilberfoss, York £51,000 Per Annum

The property is located to the outskirts of the East Yorkshire Village of Wilberfoss with good access to the A1079 (York to Hull) trunk road.

The property forms a steel framed warehouse building.

The property extends to a gross internal area of approximately 1,196m² (12,870 sf).

Some car parking and yardage available.

The property is to let for a term of years to be agreed at £51,000pa (exclusive).



Location

The property is located to the outskirts of the East Yorkshire Village of Wilberfoss with good access to the A1079 (York to Hull) trunk road.

The A64 (York Bypass) is approximately 8 miles to the west and Pocklington Industrial Estate is approximately 5 miles to the east.

The wider site is shared by an agricultural engineering business and a garden furniture distributor (who occupy Units 2 & 3).

The wider site benefits from ample yardage and is secure with access via a remotely controlled, electronically operated barrier.

A portion of the yard (to the rear of the building) will be provided for the exclusive use of the tenant, together with a strip of car parking to the front.

Description

The property forms a steel framed warehouse building.

It benefits from a concrete covered floor (with vehicle inspection pit) and 4 x roller shutter doors (1 x electronically operated and 3 x manual).

The property benefits from a minimum eaves height of approximately 5m.

The property extends to a gross internal area of approximately 1,196m² (12,870 sf).

Additionally, up to 2 acres of open storage space is available on the wider site.

Services

We are informed that a 3-phase electricity supply is provided.

The property benefits from the exclusive use of a toilet within in newly constructed block to the rear of the building.

The ingoing tenant would be responsible for the cost of utilities relating to their occupation.

Service Charges

The Landlord levies a small service charge of £50pcm (£600pa) in respect of the maintenance and upkeep of the security barrier.

The Landlord provides buildings insurance, but re-charges the annual buildings insurance premium to the Tenant.

Planning

The property presently benefits from planning consent for B8 (storage and distribution purposes).

EPC

An EPC will be available for the property as required.

Business Rates

The ingoing Tenant will be responsible for the payment of business rates under the terms of their lease.

Terms

The property is available to rent for £51,000pa.

A rental bond will be required.

The property will be let on a full repairing and insuring lease for a term of years to be agreed.

The ingoing Tenant will be responsible for the payment of business rates, utilities, service charge and the annual buildings insurance premium.

Additionally, up to 2 acres of open storage space is available on the wider site.

Viewings / Further Information

Please contact Stephenson's Commercial Department 01904 625533 / james@stephensons4property.co.uk



Unit 1 Endfield Nurseries, Ling Lane, Wilberfoss, York, YO41 5QA



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 12870 SQ FT / 1195.68 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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