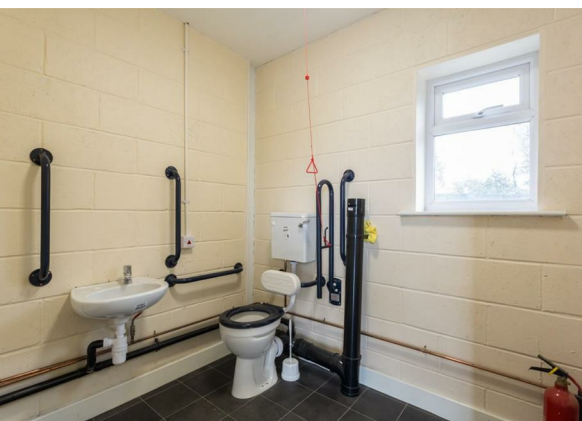


Unit 3 Cleveland Industrial Estate, Carr Lane, Sutton-On-The-Forest, York £10,000 Per Annum

- Modern light industrial building
- Situated on an established industrial estate but in a pleasant rural location
- Convenient access onto the York Outer Ring Road (A1237) and A19.
- Gross Internal Area: 100.97 sq.m (1,087 sq.ft)



DESCRIPTION

The property provides a modern light industrial building, suitable for a variety of uses. A roller shutter door provides access to an open plan workshop/storage facility, with separate office, kitchenette and toilet.

GIA: 100.97 sqm. (1,087 sq.ft)

LOCATION

Located on Cleveland Industrial Estate, an established business park near Sutton on the Forest, York.

Cleveland Industrial Estate is set in a pleasant rural environment but only 5 miles north of the York Outer Ring Road (A1237) and 5 miles east of the A19.

York city centre is located approximately 9 miles to south of the property and is an important retail and commercial centre and is regarded as one of Britain's most important tourist destinations. It is situated 25 miles north-east of Leeds, 30 miles south-east of Harrogate and 30 miles north of Doncaster.

SERVICES

We understand that the property benefits from mains supplies of water and electricity (single phase). Drainage is by way of a septic tank, whereby the tenant is to be responsible for a fair share of the repair, maintenance and emptying costs.

TERMS

The property is available by way of a new full repairing and insuring lease on a minimum three year term. A rent bond equivalent to three months rent is to be lodged with the Landlord for the duration of the lease.

RATEABLE VALUE

TBC

ENERGY PERFORMANCE CERTIFICATE

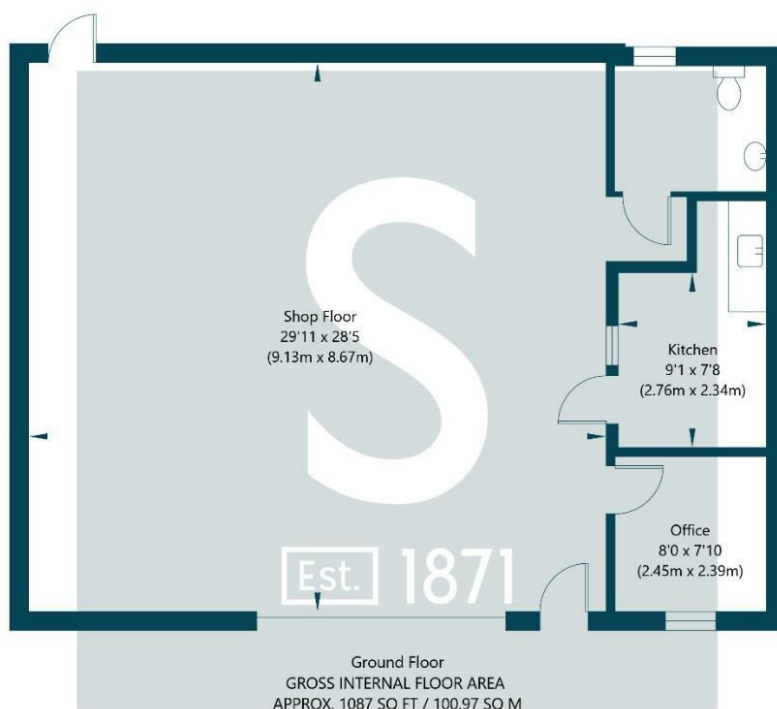
The property has an energy performance asset rating of C 58. A full copy is available upon request.

VIEWINGS

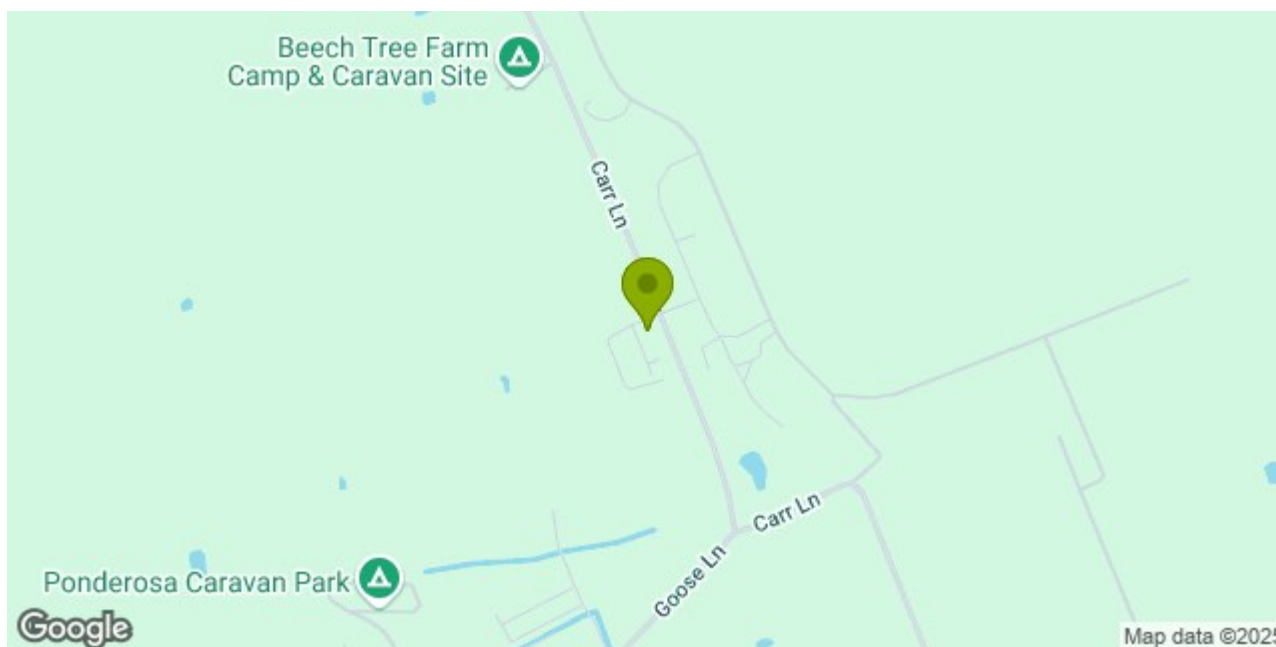
Viewings strictly by appointment with the sole letting agent - contact Stephenson's Estate Agents (01904 625 533).

VALUE ADDED TAX

All figures quoted are exclusive of VAT. We are not aware that the property is currently opted to tax.



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1087 SQ FT / 100.97 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
www.exposurepropertymarketing.com © 2025



Stephensons

York	01904 625533
Knaresborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
Haxby	01904 809900

Partners

J F Stephenson MA (cantab) FRICS FAAV
I E Reynolds BSc (Est Man) FRICS
R E F Stephenson BSc (Est Man) MRICS FAAV
N J C Kay BA (Hons) pg dip MRICS
O J Newby MNAEA
J E Reynolds BA (Hons) MRICS
R L Cordingley BSc FRICS FAAV
J C Drewniak BA (Hons)

Associates

N Lawrence

