



## Firbank Business Park, Easingwold, York £16,000 Per Annum

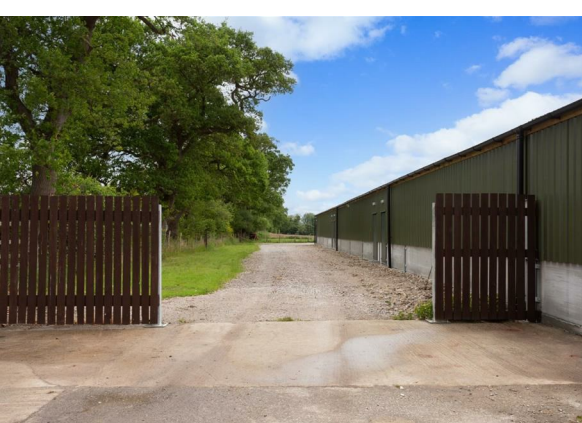
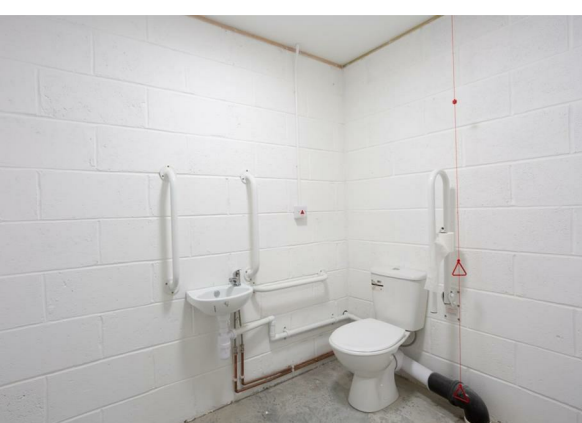
A brand new business park comprising six industrial units, situated close to the North Yorkshire market town of Easingwold.

The business park provides easy access onto the A19, being within circa 1 mile.

Each unit extends to nearly 1,700 sq.ft GIA.

Available immediately.





## DESCRIPTION

This brand new business park provides 6 modern industrial units of nearly 1,700 sq.ft each. The units offer an open plan warehouse/workshop area suitable for a variety of uses and with electric roller shutter door access, in addition to a modern kitchen and toilet facility.

Constructed from a steel portal frame, the walls are clad with concrete panels to the lower part and profile metal sheeting above, surmounted by a profile sheet roof within incorporated roof lights.

## LOCATION

Located to the north of Easingwold, the property is within a pleasant rural setting, surrounded by open countryside. The property can be found off North Moor Road, which provides easy access to the A19, which is located just 1 mile to the west of the property. The business park is also easily accessed from the North Yorkshire market town of Easingwold, which is located circa 1.5 miles to the south.

The A19 provides excellent access to York (15 miles to the south) and Thirsk (10 miles to the north-west).

## SERVICES

The property benefits from mains supplies of water and electricity.

## LOCAL AUTHORITY

North Yorkshire Council.

## BUSINESS RATES

Rateable value yet to be assessed.

## ENERGY PERFORMANCE CERTIFICATES

The properties have an energy performance asset rating of between C 69 and C 70. Full copies of the Energy Performance Certificates are available upon request.

## TERMS

The units are available by way of a new full repairing and insuring lease at £16,000 per annum exclusive (per unit), payable monthly in advance and on a minimum contractual term of 3 years. A three month rent bond is to be lodged with the Landlord for the duration of the lease.

The tenant will be responsible for all business rates, utility costs and estate service charge. Internet is currently provided by the Landlord but re-charged at £50 pm.

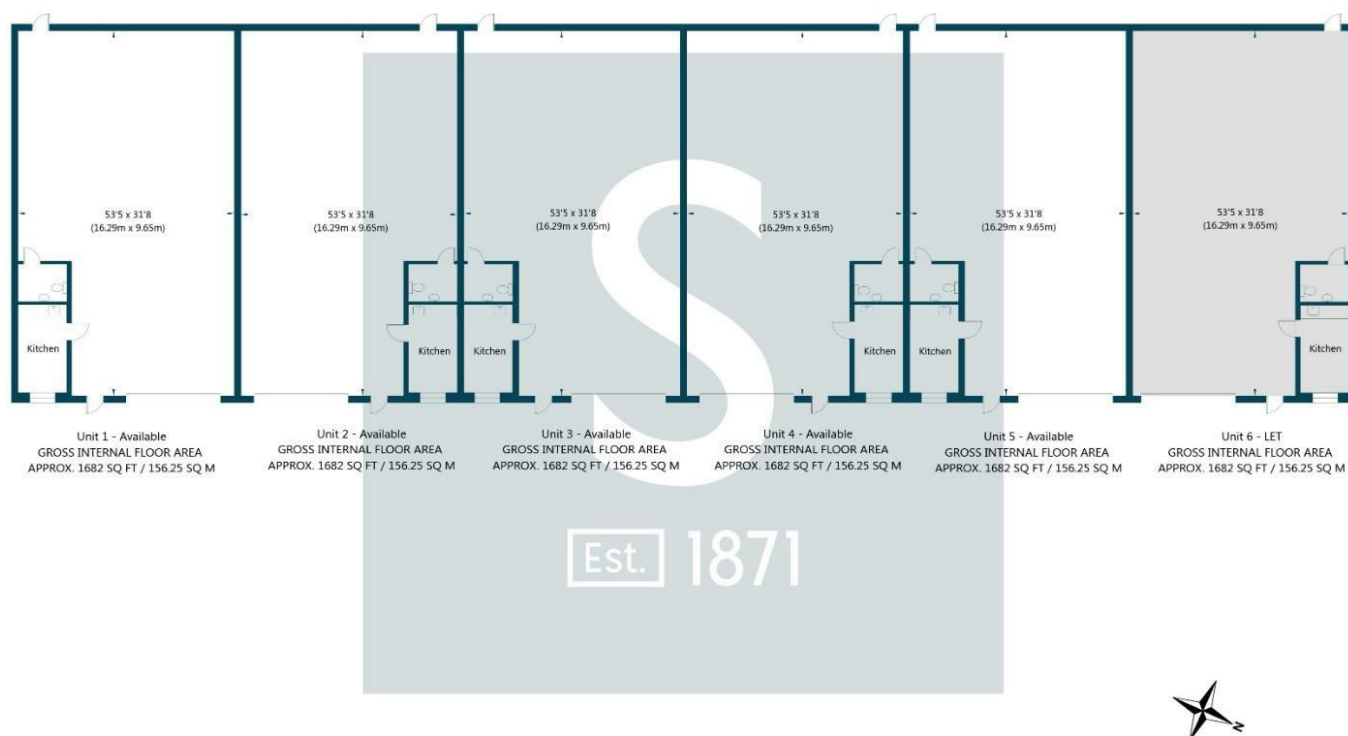
## VIEWINGS

Viewings strictly by appointment with the sole letting agent - contact Stephensons Estate Agents (Commercial & Development) - 01904 62 55 33.

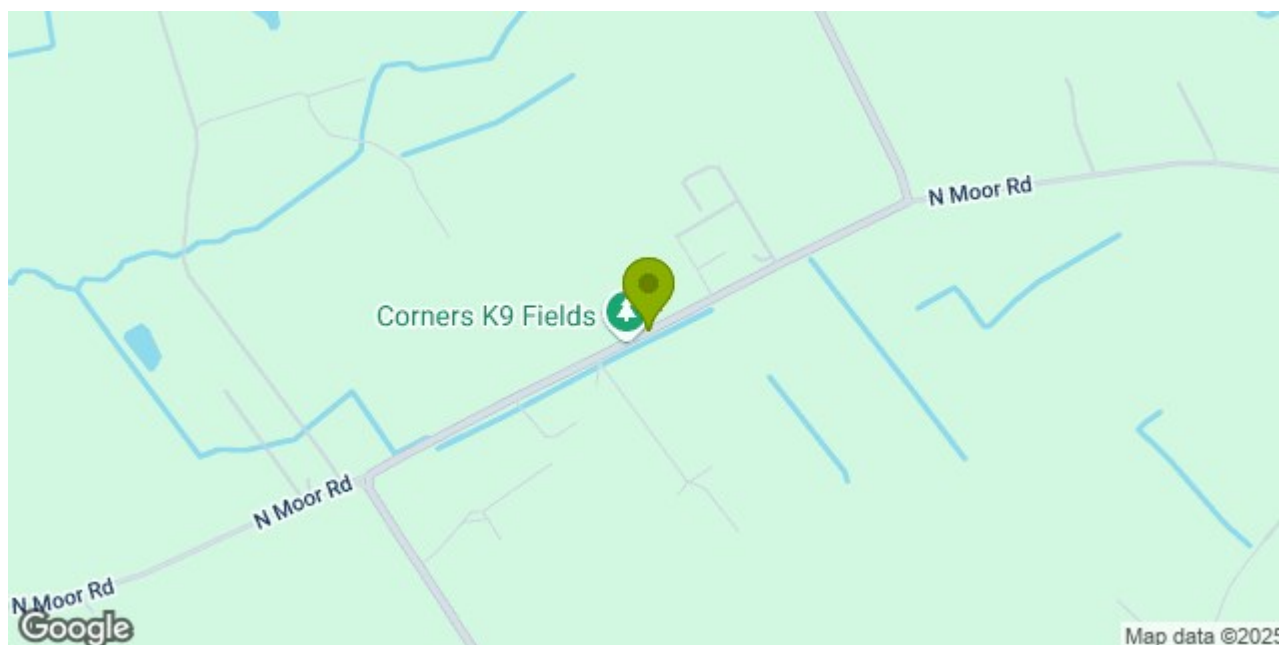
## VALUE ADDED TAX

All figures quoted are exclusive of VAT.

# North Moor Road, Easingwold, York, YO61 3QE



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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## Stephensons

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## Partners

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## Associates

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