



UNIT G11

ELVINGTON INDUSTRIAL ESTATE, YORK, YO41 4AR

Industrial Unit To Let

£45,000

- 4638 sq ft warehouse space
- 2450 sq ft office space
- Loading doors
- 3 phase electricity

DESCRIPTION

The property comprises a modern steel portal frame industrial unit, fully insulated throughout.

It includes office accommodation arranged over the ground and first floors, comprising multiple rooms with carpeted flooring, meeting rooms, a kitchenette and WC facilities.

The warehouse is open plan, providing an eaves height of approximately 7 metres and has 2 roller shutter loading doors. Externally, there is a self-contained parking area to the front of the unit and a limited amount to the side.

SERVICES

We are advised that the property is connected for all mains services including 3 phase electricity, water and drainage.

ACCOMMODATION

The property included the following gross internal areas;

Description	Sq. m	Sq. ft
Warehouse	430.90	4,638.15.00
Office	227.68	2,450.68
Total GIA	659.00	7,089.00

TERMS

The premises are available by way of a new full repairing and insuring lease at a rent of £45,000 per annum.

RATING ASSESSMENT

April 2026 - £39,750

With effect from 1st April 2026, the Small Business Multiplier is 43.2 pence in the pound.

ANTI-MONEY LAUNDERING

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant.

ENERGY PERFORMANCE

The property has an Energy Performance Certificate rating of D(88).

VAT

All figures are exclusive of VAT where chargeable.

VIEWING ARRANGEMENTS

For further information or to arrange an inspection of the property please contact;

John Burley – 07949 154881

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or

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DISCLAIMER

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, verification should be obtained. The brochure does not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included.