



UNIT G6-1

ELVINGTON INDUSTRIAL ESTATE, YORK, YO41 4AR

Industrial Unit To Let

£19,500

- 1552 sq ft warehouse space
- 1375 sq ft office space
- Roller shutter loading door
- 3 phase electricity

DESCRIPTION

The property is a modern steel portal frame industrial unit. It includes office accommodation arranged over the ground and first floors, comprising multiple rooms with carpeted flooring, a kitchenette and WC.

The warehouse is open plan, providing an eaves height of approximately 4.6 metres and has a roller shutter loading door.

SERVICES

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

ACCOMODATION

The property included the following gross internal areas;

Description	Sq. m	Sq. ft
Warehouse	144.23	1,552.45
Office	127.74	1,375.03
Total GIA	272	2,927.00

TERMS

The premises are available by way of a new full repairing and insuring lease at a rent of £19,500 per annum.

RATING ASSESSMENT

April 2026 - £18,250

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 C(55).

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

jburley@briggsburley.co.uk

or

Charlotte Curtis – 01759 303202

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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.



