



UNIT 6 (R1)

ELVINGTON INDUSTRIAL ESTATE, YORK, YO41 4AR

Industrial Unit To Let

£36,000

- 4325 sq ft warehouse space
- 900 sq ft office space
- Secure yard area

- Loading doors
- 3 phase electricity

DESCRIPTION

The property comprises a portal-framed industrial unit, clad with insulated metal decking. The unit has a two storey block with office accommodation on the first floor and a canteen and WC facilities on the ground floor. Otherwise, the unit is all open plan.

A secure yard extending to approximately 4,835 sq. ft is situated adjacent to the unit. Additional yard space is available by separate negotiation.

The adjoining building which provides 3,290 sq. ft of warehouse space may be available by separate negotiation.

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	402.00	4,325.00
Office	84.00	900.00
Total GIA	486.00	5,225.00

TERMS

The premises are available by way of a new full repairing and insuring lease at a rent of £36,000 per annum.

RATING ASSESSMENT

April 2026 - £41,000

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

The unit has been assessed with the adjoining building and the rateable value may therefore require reassessment.

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 E(106).

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

Charlotte.curtis@rmenglish.co.uk





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.