

FOR SALE/  
TO LET

Castle House,  
14 Dale Road, Sheriff Hutton,  
York,  
YO60 6RZ

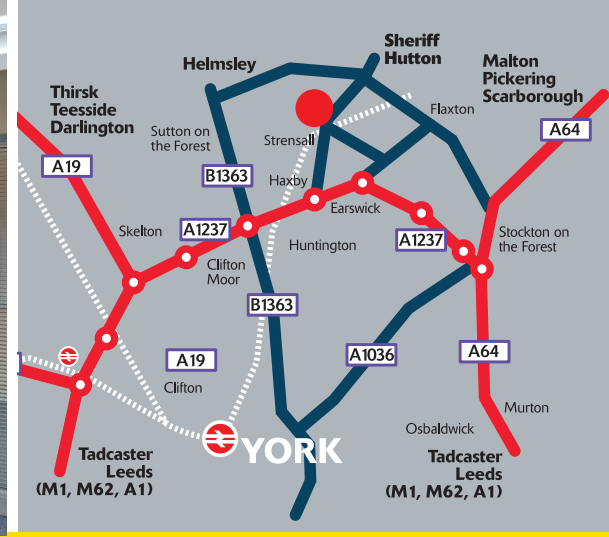


## Business Unit

suitable for a variety of uses  
(subject to planning)

**3,724 sq ft (345.94 sq m)**  
approximately, net internal area

**With dedicated on-site parking**



## LOCATION

Castle House is situated on Sheriff Hutton Industrial Estate, close to the village of Sheriff Hutton, approximately 13 miles north of York city centre.

The property is accessed from Dale Road directly from York Road, which in turn connects to the A1237 York Outer Ring Road, and this provides access to all areas of the city, the A19, and the A64.

The Industrial Estate is made up of a range of business units of various ages and sizes.

## DESCRIPTION

The property comprises of a detached two storey business unit. The unit is of steel framed construction with brick walls, underneath a pitched roof.

Internally the property currently provides cellular office accommodation comprising of a number of offices, kitchens and WCs to the ground floor, and an open plan office at first floor level.

The building is centrally heated throughout with a traditional wet system which is oil fired, and the first floor has a number of cooling cassettes installed.

Externally the front offers a parking and yard area providing a minimum of 12 car spaces.

**The construction and layout of the building would make it suitable for a number of different uses, subject to planning approval. The building has a total eaves height of 4.8 metres.**

## ACCOMMODATION

The property has a footprint of 2,153 sq ft (200 sq. m) comprising the following:

LOCATION	USE	AREA SQ M	AREA SQ FT
Ground Floor	Offices	132.11	1,422
	Lobby	22.93	247
	Store	6.21	67
	Kitchen	7.09	76
First Floor	Offices	172.95	1,862
	Kitchen	4.65	50
<b>Total Accommodation</b>		<b>345.94 SQ M</b>	<b>3,724 SQ FT</b>

## TERMS

The premises are available to let on a new full repairing and insuring lease for a term and price to be agreed. Or alternatively the freehold is available and offers are invited.

## RATES

Castle House is currently assessed as "offices and premises" with a rateable value of £25,750.

## VAT

All reference to price, premium or rent are deemed to be exclusive of VAT unless expressly stated otherwise. Any offer received by Flanagan James will be deemed exclusive of VAT.

## LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in connection with this transaction.

## ENERGY PERFORMANCE CERTIFICATE

An energy performance certificate has been commissioned and is available to interested parties.



## VIEWINGS

Strictly by appointment with the sole agents:

**DOVE HAIGH PHILLIPS**

**0113 245 0550**  
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**Flanagan James**  
PROPERTY CONSULTANTS

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