

TO LET

Modern Industrial/
Warehouse Units

UNIT 2B & UNIT 3
KETTLESTRING LANE
CLIFTON MOOR
YORK YO30 4XF

Modern Industrial/
Warehouse Units



Unit 2B - 2,313 sq ft (214.91 sq m) approximately
(includes 2 storey offices of 1,160 sq ft (107.83 sq m))



Unit 3 - 5,418 sq ft (503.28 sq m) approximately
(Includes mezzanine of 2,654 sq ft (246.54 sq m))

- Well established trade park location
- Shared enclosed yard
- Dedicated parking
- Available separately or as a whole



LOCATION

Clifton Moor is considered to be the premier industrial and business location in York, adjacent to the Clifton Moor Retail Park, two miles north of the city centre and less than one mile from the A1237, which links to the A59 and A64. The property is located on Kettlestring Lane which is accessed directly from Clifton Moor Gate.

DESCRIPTION

Unit 2B

The property comprises a semi-detached industrial/warehouse unit of steel portal frame construction, with profile cladding and brickwork elevations.

The unit benefits from a single phase electricity supply, and has a solid concrete floor, WC and kitchen facilities, a roller shutter door and a height of 4.4 m.

Internally the unit has 2 storey offices which are heated by electric wall heaters.

Unit 3

The property comprises a detached industrial/warehouse unit of steel portal frame construction, with profile cladding and brickwork elevations.

The unit benefits from a three phase electricity supply and has a solid concrete floor, WC and kitchen facilities, 2 x roller shutter doors and a height of 4.4 m.

Internally the unit has a mezzanine floor.

The units are set within a shared enclosed yard.

ACCOMMODATION

The premises have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and provides the following approximate gross internal areas:-

Unit 2B

Description	Sq Ft	Sq M
Ground Floor Industrial/Warehouse	1,153	107.08
Ground Floor office	570	52.97
First Floor office	590	54.86
Total	2,313	214.91

Unit 3

Description	Sq Ft	Sq M
Ground Floor	2,764	256.74
Mezzanine	2,654	246.54
Total	5,418	503.28

Interested parties must however satisfy themselves as to the floor areas of the subject property.

TERMS

The properties are available to let by way of a new full repairing and insuring leases for a term of years to be agreed.

ENERGY PERFORMANCE CERTIFICATE

Energy performance certificates are available to interested parties.

The Units are rated as:

Unit 2B



Unit 3



RATES

We understand that the properties are currently assessed as follows:

Unit 2B - Store and premises, rateable value £14,750.

Unit 3 - Store and premises, rateable value £23,750.

Interested parties are advised to make their own enquiries with the City of York Council on (01904) 551140 to establish the rates payable.

VAT

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

LEGAL COSTS

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

VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment with the agents:



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