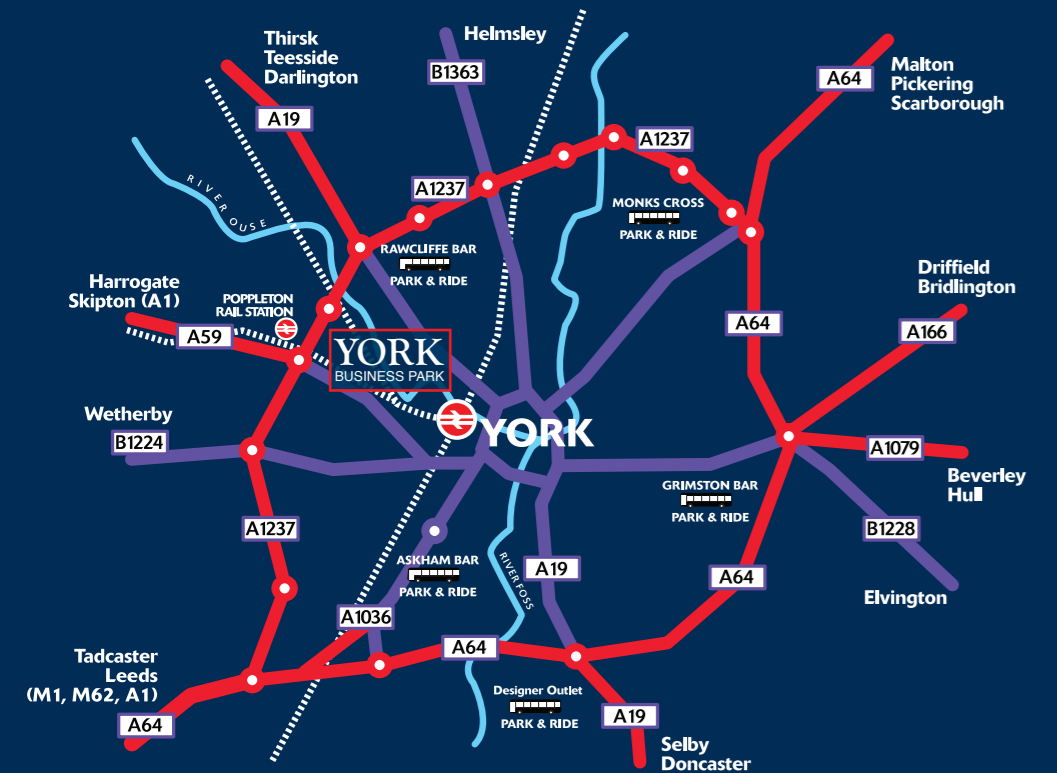


LOCATION

With one of the most diverse and vibrant economy's in the UK, York is the perfect place in which to live and work. The City is renowned not only as a top international tourist destination, attracting over 7 million visitors a year, but as the home of world class businesses covering many sectors.

Situated approximately 2 miles to the North West of the city centre and with a substantial frontage to the York outer ring road, York Business Park provides easy access to the regional motorway network, York city centre and national rail lines.

York Business Park is already a well established location for many businesses, in addition to offices and warehouse/industrial accommodation, existing uses include restaurants, a hotel, a health & fitness centre, a children's nursery, a petrol filling station and convenience store.



OFFERS

The plots are available either as a whole or individually. Offers are invited for the freehold on an either an unconditional basis, or conditional upon planning. Any offer made conditional on planning is to be supported by sketch proposals, and a statement detailing the proposed development.

VAT

Any offers received by Flanagan James or Lawrence Hannah will be deemed exclusive of VAT unless otherwise stated.

FURTHER INFORMATION

An Information Pack is available which includes copies of the following:

- Site Plans
- Extracts from Title
- Planning Consent Decision Notices
- Ground Investigation Reports
- Planning Statement
- Environmental Reports

For further information Interested parties should contact either:


Flanagan James
PROPERTY CONSULTANTS
01904 409 590
www.flanaganjames.com

Richard Flanagan
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LAWRENCE HANNAH
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Miles Lawrence
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For Sale
of Interest to Developers/Owner Occupiers



3 Plots of Various Sizes
Exciting **Development Opportunities**

Suitable for a Variety of Uses (Subject to Planning)

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York Business Park **YORK**



CAR DEALERSHIPS
CHILDRENS NURSERY

PETROL STATION
RESTAURANTS

HOTEL & RESTAURANT

A1237 YORK OUTER RING ROAD

PLOT 1B

FITNESS CENTRE

Exciting **Development Opportunities**



THE OPPORTUNITY

A unique opportunity exists for developers and owner occupiers alike to purchase land for development on York Business Park. Available as a whole or in individual plots, the following is offered for sale:

PLOT 1B	2.08 acres	(0.84 ha)
PLOT 6A	1.54 acres	(0.62 ha)
PLOTS 7, 8 & 9	8.24 acres	(3.33 ha)

We anticipate that these plots will be of interest for office and industrial/warehouse use and also to a wide range of commercial users including car dealerships, care home operators, trade retailers and restaurants.

PLANNING

Overriding outline consent exists for B1, B2 and B8 uses, expiring 2013. It is considered that the site is suitable for a variety of uses, subject to planning.

York Business Park **YORK**

