

FOR **SALE**
(MAY LET)

**Warehouse/
Industrial Unit**

**Unit 2B Glaisdale Road
Northminster Business Park
Upper Poppleton
York YO26 6QU**

Warehouse/
Industrial Unit



3,603 sq ft (334.72 sq m)

approximately, gross internal area including
mezzanines of **536 sq ft (49.82 sq m)**

**Conveniently situated for access
to the York Outer Ring Road (A1237)
and A59**



Warehouse/Industrial Unit

LOCATION

Northminster Business Park is situated approximately 2.5 miles to the West of York city centre immediately off the A59 close to its junction with the York outer ring road (A1237). Northminster Business Park provides easy access to the regional motorway network, York city centre and national rail lines.

Immediately adjoining the Business Park is the Poppleton Bar Park & Ride with 600 car spaces, which provide a frequent bus service to the city centre.

Unit 2B is located on Glaisdale Road which links to the main estate road, Harwood Road.

RATES

The unit has a 2017 rateable value of £18,750.

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.

DESCRIPTION

The property comprises a mid-terraced warehouse/industrial unit benefitting from the following:

- Yard area
- Dedicated parking
- 4m to eaves
- 3 phase electricity supply
- Sectional goods door

The unit has integral offices together with kitchen and WC facilities, and 2 mezzanine storage areas, one to the rear of the property and the other above the front offices.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been commissioned and a copy is available upon request.



FURTHER INFORMATION/ VIEWING ARRANGEMENTS

By way of arrangement with Richard Flanagan of Flanagan James.

ACCOMMODATION

The premises provide a gross internal area of approximately 3,603 sq ft (334.72 sq m) including mezzanines of 536 sq ft (49.82 sq m).

TERMS

The premises are available by way of the sale of the long leasehold interest (250 years from 20 April 1999).

Alternatively consideration may be given to a letting on a new lease for a term of years to be agreed. For further information please contact the agents.



Richard Flanagan

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