

FOR **SALE**
(Long Leasehold) /
TO **LET**

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

Warehouse/
Industrial Unit



3,252 sq ft (302.16 sq m)
approximately, gross internal area including
office of **152 sq ft (14.08 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 2F is located on Glaisdale Road which links to the main estate road, Harwood Road.

RATES

The unit has a 2017 rateable value of £18,250.

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-terrace warehouse/industrial unit benefitting from the following:

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

The unit has integral offices together with WC facilities.

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 3,252 sq ft (302.16 sq m) including offices of 152 sq ft (14.08 sq m).

TERMS

The premises are available by way of the sale of the long leasehold interest (250 years from 10 November 1997 at a peppercorn rent).

Alternatively the property is available To Let on terms to be agreed.



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