

To **Let/**
For **Sale**

UNIT 4

London Ebor Business Park
Millfield Lane
Nether Poppleton
YORK YO26 6QY

Modern Warehouse/
Industrial Unit



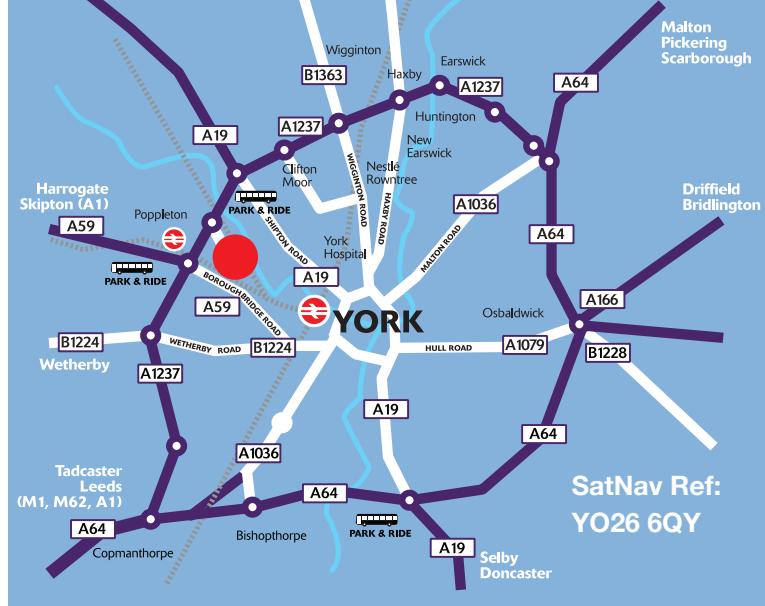
1,573 sq ft (146.10 sq m) approximately,
gross internal area including two storey
offices of 1,009 sq ft (93.74 sq m)

Conveniently situated for access to the
York Outer Ring Road (A1237) and A64



London Ebor Business Park

UNIT 4 London Ebor Business Park



LOCATION

London Ebor Business Park is located on Millfield Lane, Nether Poppleton 2 miles North West of York city centre within close proximity to the A1237 Outer Ring Road. It is therefore ideally situated for access to Leeds, Harrogate, the A1, M1 and M62 motorways. York is on the East Coast Main line and therefore has excellent rail links to London and Edinburgh.

London Ebor Business Park is a well-established location for many businesses, providing modern offices and warehouse/ industrial accommodation.

DESCRIPTION

The property comprises an end of terrace warehouse/industrial unit with substantial office content, benefitting from the following:

- Shared yard
- Dedicated parking
- 6m to eaves
- 3 phase electricity supply
- Sectional goods door
- Carpeted offices
- Electric heating to office areas

ACCOMMODATION

The premises provide a gross internal area of approximately 1,573 sq ft (146.10 sq m) including two storey offices of 1,009 sq ft (93.74 sq m), as follows:

LOCATION	USE	AREA SQ M	AREA SQ FT
Ground Floor	Industrial/Warehouse	52.36	564
	Offices	50.06	539
First Floor	Offices	30.49	328
	Store	13.19	142
Total Accommodation		146.10 SQ M	1,573 SQ FT

TERMS

The property is available to let on a new full repairing and insuring lease for a term of years to be agreed at a rental of £10,000 per annum exclusive.

Alternatively the long leasehold interest, for a term of 250 years from April 2007 at an annual ground rent of £250 per annum, is available for sale. Offers of £165,000 exclusive are invited.

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.

RATES

We are advised that the property has a rateable value of £10,750.

ENERGY PERFORMANCE CERTIFICATE

An energy performance certificate has been commissioned and a copy is available upon request.

E 101-125 ◀ **116** This is how energy efficient the building is.

LEGAL COSTS

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

FURTHER INFORMATION/VIEWING ARRANGEMENTS

Strictly by appointment with the sole agents:

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

Richard Flanagan

T: 01904 409 590

E: richard@flanagnajames.com

Modern Warehouse/ Industrial Unit

Flanagan James for themselves and for the vendors or lessor of this property for whom they act, give notice that:- i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Flanagan James cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; iii) rents quoted in these particulars may be subject to VAT in addition; iv) Flanagan James will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; v) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/ tenants should satisfy themselves as to the fitness of such items for their requirements; vi) no employee of Flanagan James has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property. The information contained within these particulars was last verified as at January 2018.