

To Let

**Former G4S Unit**  
Green Lane Trading Estate  
Clifton  
York  
YO30 5PY

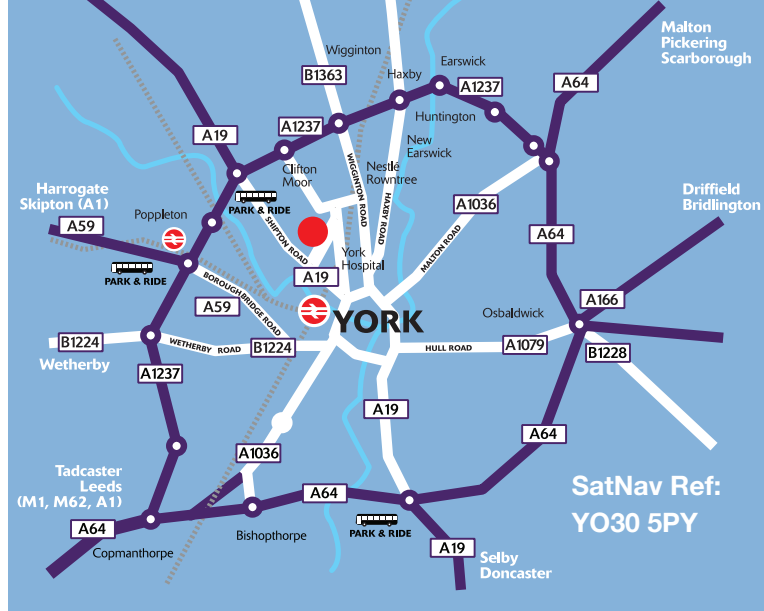


**Detached  
Industrial  
Building with  
office  
accommodation  
and staff  
facilities**

**9,760 sq ft (907 sq m)**

approximately, gross internal area

Combination of flexible workshop /  
warehousing accommodation plus offices,  
with private parking and separate yard area.



## LOCATION

Green Lane Trading Estate is located on Green Lane, Clifton, close to Clifton Moor and approximately 1.5 miles North of York city centre and within half a mile of 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.

## DESCRIPTION

The property comprises a detached industrial/warehouse unit of steel portal frame construction, with brick elevations and pitched roof clad in corrugated asbestos cement sheeting. To the front is a two storey office element of brick construction underneath a flat roof.

Internally, the unit has been configured to suit its most recent use as a cash services depot. The ground floor offices include secure reception and a series of walk in stores and to the rear are 2 storage bays accessed by roller shutter and concertina style sliding doors, and a separately accessed side bay. The first floor provides offices, data room and boiler room.

The property benefits from the following:

- Large side yard
- 3 phase electricity supply
- Dedicated parking to front
- Carpeted offices
- 3.7m to eaves
- Central heating to office areas

The yard is tarmac surfaced, accessed via electrically operated front gates. The site has steel palisaded fencing to the sides and rear boundaries and a separate open car parking area to the front.

## ACCOMMODATION

We have measured the accommodation in accordance with the RICS Code of Measuring Practice 6th Edition and calculate the gross internal floor area (GIA) as follows:

DESCRIPTION	AREA SQ FT	AREA SQ M
Ground Floor offices and stores	2,282	212.01
Ground Floor Warehouse/Industrial	5,230	485.91
Ground Floor Side Bay	576	53.55
First Floor offices	1,672	155.33
<b>Total</b>	<b>9,760</b>	<b>906.80</b>

## TERMS

The premises are available to let on a new effectively full repairing and insuring sublease for a term of years to be agreed.

## RATES

The property is described in the rating list as "Workshop and premises" and has a rateable value of £34,500.

## ENERGY PERFORMANCE CERTIFICATE

An EPC has been produced and a copy is available to interested parties upon request.

**E** 101-125

**113**

This is how energy efficient the building is.

## 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.

## FURTHER INFORMATION/VIEWING ARRANGEMENTS

Strictly by appointment with the sole agents:



**Richard Flanagan**

**T: 01904 409 590**

**E: richard@flanagnajames.com**

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