

For Sale

Industrial/Warehouse Unit



**Unit 1, Roland Court, Huntington Road,
York, YO32 9PW**

962 sq ft (89 sq m) approximately, gross internal area

Well located unit with prominent frontage to Huntington Road

LOCATION

The property is situated in Huntington on Roland Court on the eastern side of Huntington Road, to which it has prominent frontage. Huntington lies approximately 2.5 miles to the north of York city centre.

The A1237 York Outer Ring Road is approximately one mile to the north and this provides access to all areas of the city, the A19, A59 and the national motorway network (A1/M1) link road via the A64.

DESCRIPTION

The property is a newly created end of terrace steel portal framed industrial/warehouse unit. Externally the elevations are of brick under a mono pitch roof covered in profiled metal sheet cladding. Access to the unit is via a pedestrian door and roller shutter.

The industrial/warehouse unit has a height of 2.6m rising to 4.1m to the underside of the haunches, and has 3 phase electricity and fluorescent lighting. In addition the unit benefits from disabled WC and small kitchen area.

Externally there is dedicated parking and a shared yard area.

ACCOMMODATION

The property has an approximate gross internal floor area as follows:-

LOCATION	USE	AREA SQ M	AREA SQ FT
Ground Floor	Industrial/Warehouse	89.37 sq m	962 sq ft
Total Accommodation		89.37 SQ M	962 SQ FT

TERMS

The premises are available to purchase freehold at a price of £112,500.

RATES

The property will require reassessment.

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

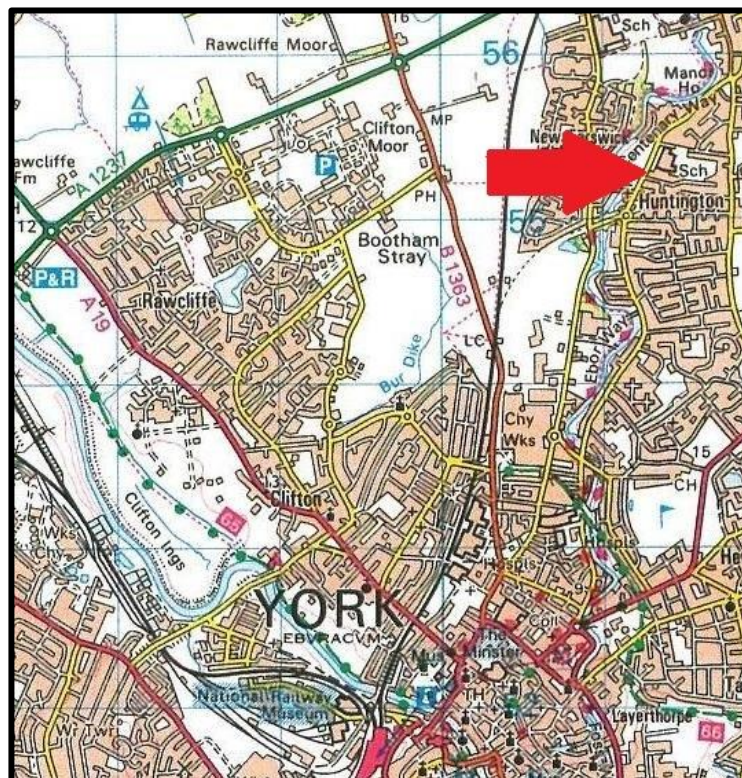
Each party are to be responsible for their own legal costs incurred in connection with this transaction.

FURTHER INFORMATION/VIEWING ARRANGEMENTS

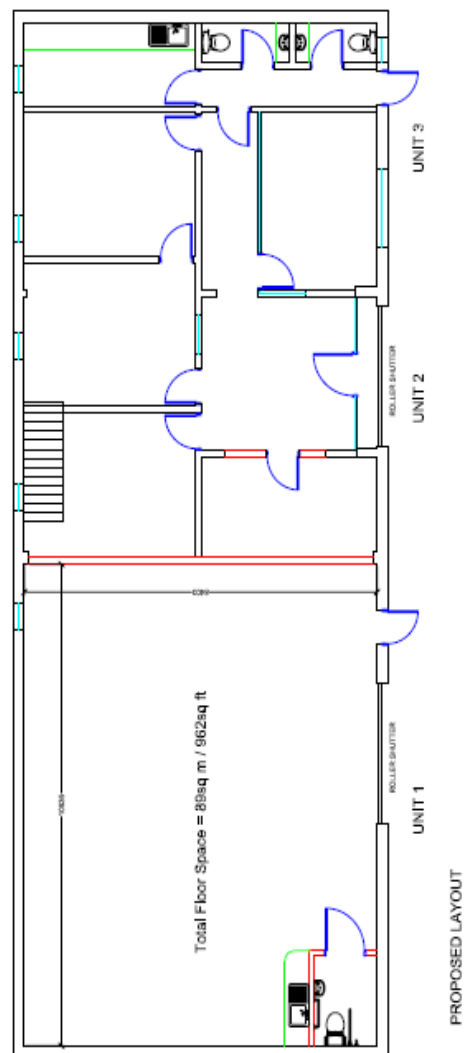
By way of arrangement with Richard Flanagan of Flanagan James on (01904) 409 590.

DATE

The information contained in these particulars was last verified as at September 2013.



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/prices 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.



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FOR IDENTIFICATION PURPOSES ONLY**