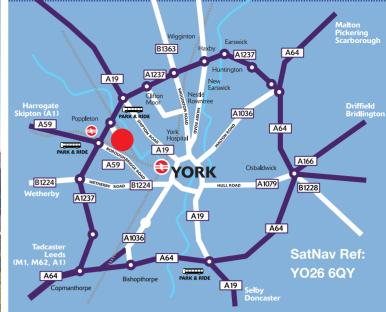


# UNIT 2 London Ebor Business Park Millfield Lane Nether Poppleton YORK YO26 6QY



1,216 sq ft (113 sq m) approximately, gross internal area plus mezzanine of 1,032 sq ft (96 sq m)

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



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.

### **RATES**

We are advised that the property has a rateable value of £7,700.

## **ENERGY PERFORMANCE CERTIFICATE**

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







# **DESCRIPTION**

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

- Shared yard
- 3 phase electricity supply
- Dedicated parking
- Disabled WC
- 6m to eaves
- Sectional goods door

### **LEGAL COSTS**

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

# **ACCOMMODATION**

The premises provide a gross internal area of approximately 1,216 sq ft (113 sq m) plus mezzanine first floor of 1,032 sq ft (96 sq m).

# **FURTHER INFORMATION/VIEWING ARRANGEMENTS**

Strictly by appointment with the sole agents:

# **TERMS**

The property is available for sale long leasehold, with offers of £135,000 invited.

The lease is for a term of 250 years from 13 April 2007 at an annual ground rent of £250 per annum.

### **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.



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