

For **Sale**  
(Long Leasehold)

## UNIT 2

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

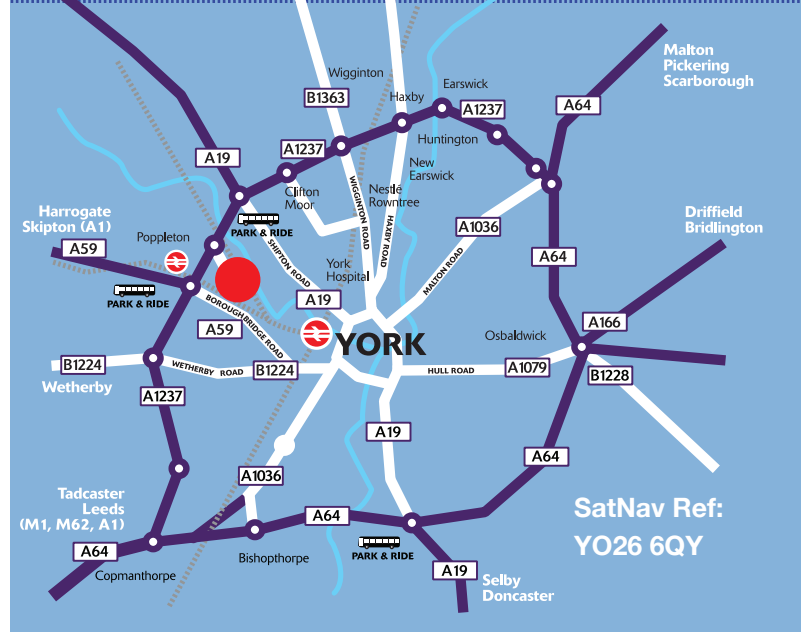
Modern Warehouse/  
Industrial Unit



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





## 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.

## 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.

**D** 76-100

**92**

This is how energy efficient the building is.

## 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

## 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).

## 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.

## 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**

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Modern Warehouse/ Industrial Unit