

TO LET

UNIT 3 HUDSON COURT
GREAT NORTH WAY
YORK BUSINESS PARK
YORK YO26 6RN

Modern Warehouse/Industrial Unit



**10,069 sq ft (935.41 sq m) approximately,
gross internal area including offices of
771 sq ft (71.63 sq m)**

CONVENIENTLY SITUATED FOR ACCESS TO THE YORK
OUTER RING ROAD (A1237) AND A64

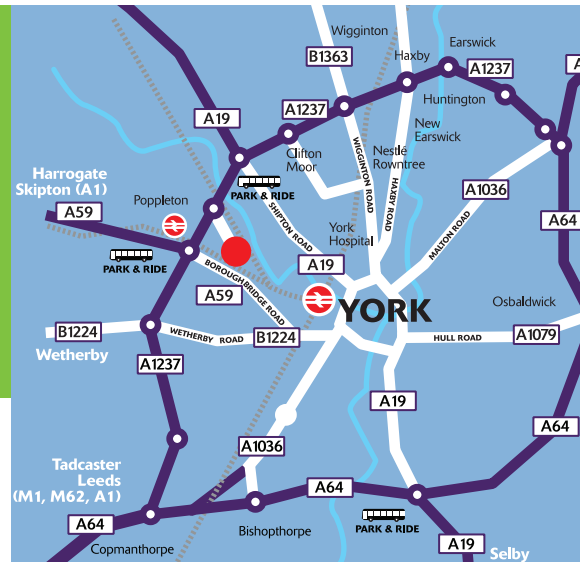


LOCATION

Situated approximately 3 miles to the North West of the city centre and with a substantial frontage to the York outer ring road, York Business Park provides easy access to the regional motorway network, York city centre and national rail lines.

York Business Park is already a well-established location for many businesses, in addition to offices and warehouse/industrial accommodation, existing uses include restaurants, a hotel, a health & fitness centre, a children's nursery, a petrol filling station and convenience store.

The unit is located on Great North Way, the main estate road running through the heart of the Business Park.



DESCRIPTION

The property comprises a modern detached warehouse/industrial unit benefiting from the following:

- Self-contained yard
- Dedicated parking
- 6m to eaves
- 3 phase electricity supply
- High bay sodium lighting
- Integral offices
- Sectional goods door

ACCOMMODATION

The premises provide a gross internal area of approximately 10,069 sq ft (935.41 sq m) including offices of 771 sq ft (71.63 sq m).

TERMS

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

RATES

Unit 3 Hudson Court has a rateable value of £50,500.

ENERGY PERFORMANCE CERTIFICATE

Copies of EPC's are available to interested parties upon request.

C 51-75 **63** 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 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.

VIEWINGS

Viewing strictly by prior appointment with the agents:

On behalf of the landlord

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