

For Sale / To Let
LAST REMAINING
High Tech Business Unit



**Unit 5, Novus, Opus Avenue, York
Business Park, York, YO26 6BL**

4,250 sq ft (365 sq m) approximately, gross internal area

**Combination of high specification office space and flexible
workshop / warehousing accommodation on premier
business park, York**

LOCATION

Opus Avenue is located within York Business Park approximately 2 miles north west of York city centre, alongside the A1237 outer ring road. Please see attached location plan.

York Business Park Amenities

Premier Inn Hotel
Bannatynes Health and Fitness Club
Papoose Children's Day Care
Co-op Convenience Store
Petrol Filling Station
Maxis Chinese Restaurant
Wetherby Whaler Fish Restaurant
Bengal Brasserie Indian Restaurant
New Dobbies Garden & Outdoor Centre

DESCRIPTION

The building comprises a self-contained 2 storey business unit having the provision of industrial accommodation at ground floor level, suitable for a variety of uses including laboratory, studios and light industrial. The first floor provides high quality office accommodation.

ACCOMMODATION

First Floor Accommodation

- Fully integrated built in kitchen
- Suspended ceilings with integrated lighting
- 3 compartment perimeter trunking and additional surface mounted twin socket power outlets
- Fully carpeted
- Central heating

Ground Floor Accommodation

- Designated loading areas
- Electronically operated roller shutter door – 3.25 m wide × 2.8 m high
- Male/female/disabled WC facilities
- Floor loading of 15 KN/M²
- Power distribution by surface mounted twin socket power outlets

SERVICES

All mains services are connected.

TERMS

The premises are available to let at an annual rent of £37,000 or to purchase by way of a long leasehold interest at a premium of £382,500.

RATES

Unit 5 has a rateable value of £28,000.

PARKING

The unit has 8 allocated external car spaces.

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, or alternatively via our joint agent Miles Lawrence on (01904) 659 800.

DATE

The information contained in these particulars was last verified as at October 2012.

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