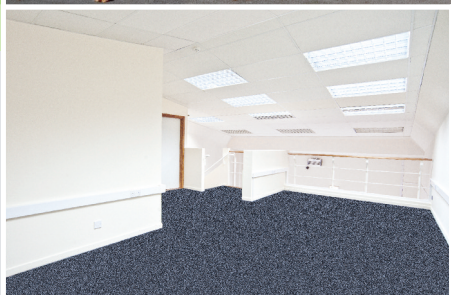


TO LET

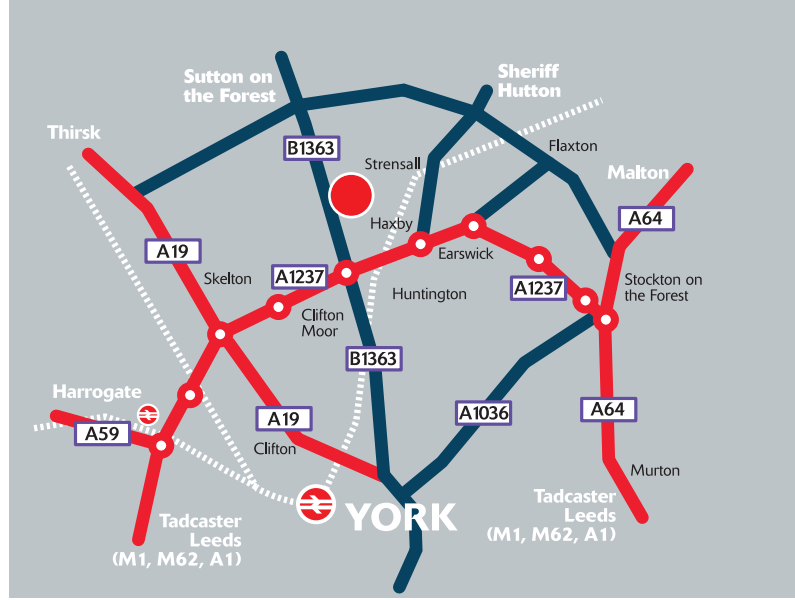
Unit 7/14
Green Park Business Centre
Goose Lane
Sutton on the Forest
YORK YO61 1ET

Modern Industrial/Warehouse Unit
with office accommodation



1,475 sq ft (136.96 sq m) approximately,
gross internal area

Combination of workshop / warehousing
accommodation plus office space



LOCATION

The property is located on the popular Green Park Business Centre, Goose Lane, Sutton on the Forest, approximately 5 miles north of the A1237 York Outer Ring Road, and is accessible to the A19 and A64.

DESCRIPTION

The property comprises a modern workshop/warehouse unit with offices at ground floor, together with mezzanine office above to part.

Externally the property benefits from parking and a shared yard area.

The property is suitable for a variety of uses and benefits from the following:

OFFICE ACCOMMODATION

- Fluorescent lighting
- Fitted kitchen
- Carpeted
- Wall mounted Electric heaters
- Comfort cooling

WORKSHOP/WAREHOUSE ACCOMMODATION

- High bay fluorescent lighting
- Sectional roller goods door
- 3 phase electricity
- 4m to eaves

ACCOMMODATION

We have measured the accommodation in accordance with the RICS Code of Measuring Practice 6th Edition and calculate the gross internal floor area (GIA) as follows:

DESCRIPTION	AREA SQ FT	AREA SQ M
Ground Floor Workshop/Warehouse	420	38.98
Ground Floor Offices	689	64.0
*First Floor Offices	366	33.98
Total	1,475 SQ FT	136.96 SQ M

*Includes Kitchen of 37 sq ft (3.42 sq m).

TERMS

The premises are available to let on a new effectively full repairing and insuring lease for a term of years to be agreed at a rent of £12,000 per annum exclusive.

RATES

The property requires reassessment.

ENERGY PERFORMANCE CERTIFICATE

An EPC is available and a copy is available to interested parties upon request.



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.

VIEWINGS

Strictly by appointment with the sole agents:



Richard Flanagan

T: 01904 409 590

E: richard@flanagnajames.com

Modern Industrial/Warehouse Unit
With office accommodation