

To Let

UNIT 8

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

Modern Warehouse/
Industrial Unit



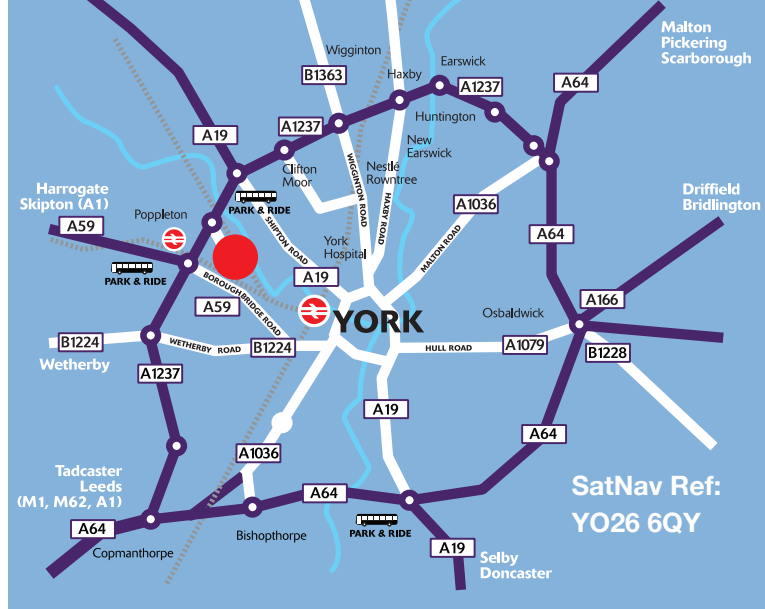
1,670 sq ft (155.15 sq m) approximately,
gross internal area including mezzanine of
404 sq ft (37.49 sq m)

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



London Ebor Business Park

UNIT 8 London Ebor Business Park



SatNav Ref:
YO26 6QY

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.

DESCRIPTION

The property comprises a corner industrial/warehouse unit of steel portal frame construction, clad in profile meeting sheeting.

Internally, the unit has been altered to provide two storey offices/staff space with workshop/storage accommodation, disabled WC and kitchen facilities.

The property benefits from the following:

- Shared yard
- 3 phase electricity supply
- Dedicated parking
- Sectional goods door
- 4.5m to front eaves and 6m to rear eaves
- Carpeted offices
- Electric heating to office areas

ACCOMMODATION

The premises provide a gross internal area of approximately 1,670 sq ft (155.15 sq m) including mezzanine of 404 sq ft (37.49 sq m), as follows:

LOCATION	USE	AREA SQ M	AREA SQ FT
Ground Floor	Industrial/Warehouse	75.16	809
	Offices/Preparation/WC	42.50	457
First Floor/Mezzanine	Offices/Staff/Storage	37.49	404
Total Accommodation		155.15 SQ M	1,670 SQ FT

TERMS

The property is available to let on a new full repairing and insuring lease for a term of years to be agreed at a rental of £14,500 per annum exclusive.

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.

RATES

We are advised that the property has a rateable value of £8,500.

ENERGY PERFORMANCE CERTIFICATE

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

C51-75

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This is how energy efficient the building is.

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

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