AVAILABLE SUMMER 2020

GREAT NORTH WAY YORK BUSINESS PARK NETHER POPPLETON YORK YO26 6RN





Unit 1 4,225 sq ft (392.51 sq m)

Unit 2 3,650 sq ft (339.09 sq m)

Unit 3 3,250 sq ft (301.93 sq m)

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

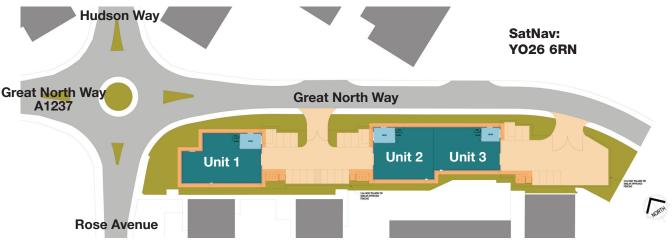
LOCATION

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 units are located on Great North Way, the main estate road running through the heart of the Business Park, close to its junction with Rose Avenue.





DESCRIPTION

Once completed in Summer 2020, these new warehouse/industrial units will benefit from the following:

- Fenced yard areas
- Dedicated parking
- 6m to eaves
- 3 phase electricity supply
- Disabled WC
- Integral offices
- Sectional overhead goods door

RATES

The units are yet to be assessed.

ENERGY PERFORMANCE CERTIFICATE

EPCs will be undertaken upon completion of construction.

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.

ACCOMMODATION

The units will provide the following approximate gross internal areas:

Unit 1	4,225 sq ft	(392.51 sq m)	
Unit 2	3,650 sq ft	(339.09 sq m)	
Unit 3	3.250 sa ft	(301.93 sg m)	

TERMS

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

VIEWINGS

Viewing strictly by prior appointment with the agents:



Richard Flanagan

T: 01904 409 590

E: richard@flanaganjames.com

Flanagan James for themselves and for the vendors or lessor of this property for whom they act, give notice that:- i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Flanagan James cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; iii) rents quoted in these particulars; who is subject to VAT in addition; iv) Flanagan James will not be liable in negligence or otherwise, for any loss arising from the use of these particulars; by the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation in constitute a representation constitute a representation constitute a representation or constitute and the property of their requirements; vi) no employee of Flanagan James has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property. The information contained within these particulars was last verified as at December 2019.