

TO LET
AVAILABLE
SUMMER
2020

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

New Warehouse/Industrial Units



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

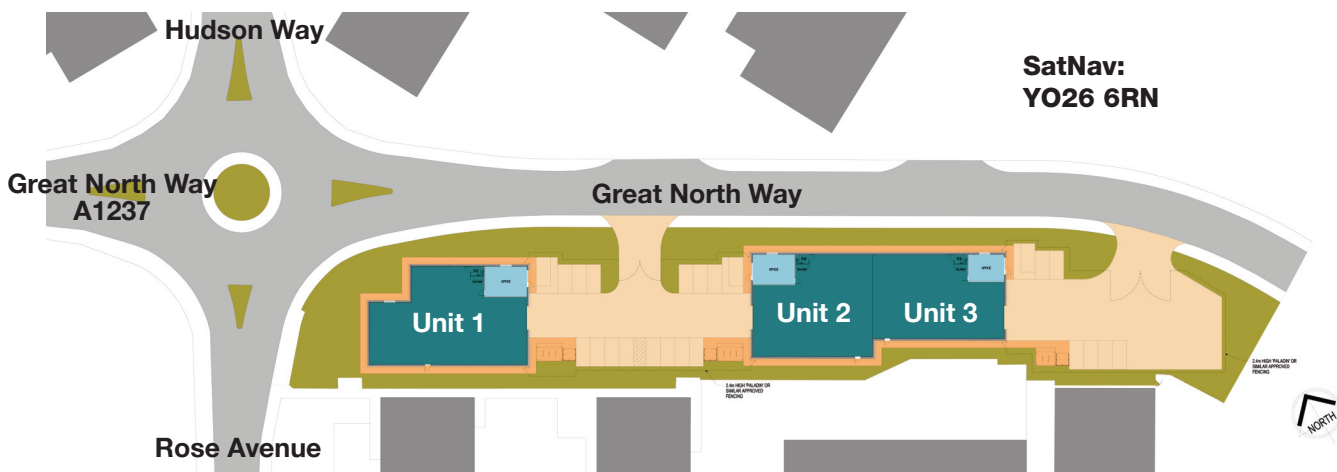
Situated approximately 3 miles to the North West of the city centre and with a substantial frontage to the York outer ring road, York Business Park provides easy access to the regional motorway network, York city centre and national rail lines.

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.



New Warehouse/Industrial Units



SatNav:
YO26 6RN

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 sq ft	(301.93 sq 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

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