

TO LET

**UNIT 11 THE FORUM
ROSE AVENUE
YORK BUSINESS PARK
YORK YO26 6RU**

Modern Warehouse/Industrial Unit



**3,005 sq ft (279.13 sq m) approximately,
gross internal area including offices of
261 sq ft (24.25 sq m)**

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

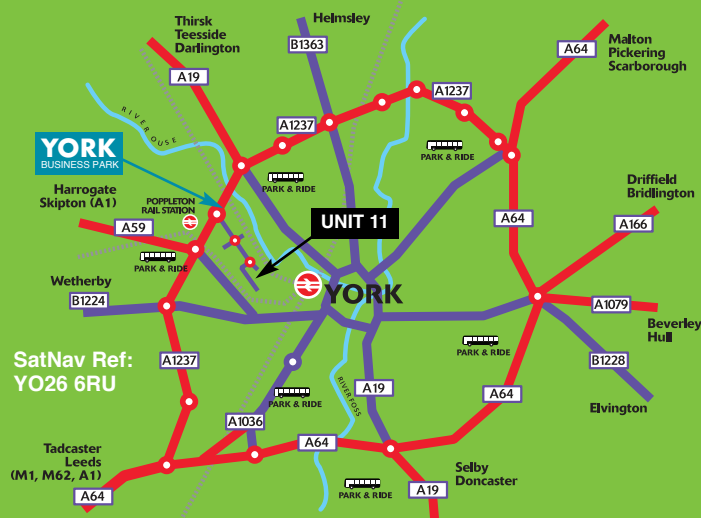


LOCATION

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 unit is located on Rose Avenue which links to the main estate road, Great North Way.



DESCRIPTION

The recently refurbished property comprises a modern semi-detached warehouse/industrial unit benefitting from the following:

- Shared yard
- 3 phase electricity supply
- Dedicated parking
- Integral offices
- 6m to eaves
- Sectional goods door

ACCOMMODATION

The premises provide a gross internal area of approximately 3,005 sq ft (279.13 sq m) including offices of 261 sq ft (24.25 sq m).

VAT

All reference to price, premium or rent are deemed to be exclusive of VAT unless expressly stated otherwise. Any offer received will be deemed exclusive of VAT.

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in connection with any transaction.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been commissioned and a copy is available upon request.



TERMS

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

SERVICE CHARGE

The ingoing tenants will also be responsible for the insurance premium in relation to the unit together with a contribution towards the service charge for the landlord's expenses incurred.

RATES

Unit 11 The Forum has a rateable value of £17,000.

TERMS

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

VIEWINGS

Strictly by appointment with the sole agents:



Dan Hodge
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Richard Flanagan
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On behalf of the landlord



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