



@YORK  
BUSINESS  
PARK

**TO LET**

NEW WAREHOUSE/INDUSTRIAL UNITS  
FROM 3,250 - 4,225 SQ FT  
(302 - 393 SQ M)

**3 UNITS UNDER OFFER!**

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

GREAT NORTH WAY

Keyline for indicative purposes only.

NETHER POPPLETON | YORK | YO26 6RN





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## DESCRIPTION

The new warehouse/industrial units benefit from the following:

- Fenced yard areas
- Dedicated parking
- EV charging point to each unit
- 6m to eaves
- 3 phase electricity supply
- Disabled WC
- Integral offices with LED lighting
- Kitchenette
- Sectional overhead goods door



## ACCOMMODATION

The units provide the following approximate gross internal areas:

|                            |             |            |
|----------------------------|-------------|------------|
| Unit 1                     | UNDER OFFER |            |
| Unit 2                     | UNDER OFFER |            |
| Unit 3                     | UNDER OFFER |            |
| Unit 4 Pre-let Opportunity | 5,252 sq ft | (488 sq m) |

## RATES

The units are yet to be assessed.

## ENERGY PERFORMANCE CERTIFICATE

EPCs are available on request.

HUDSON WAY

SITE PLAN

GREAT NORTH WAY - A1237

UNIT 4 PLOT

UNIT 1  
UNDER OFFER

UNIT 2  
UNDER OFFER

UNIT 3  
UNDER OFFER

ROSE AVENUE

## VAT

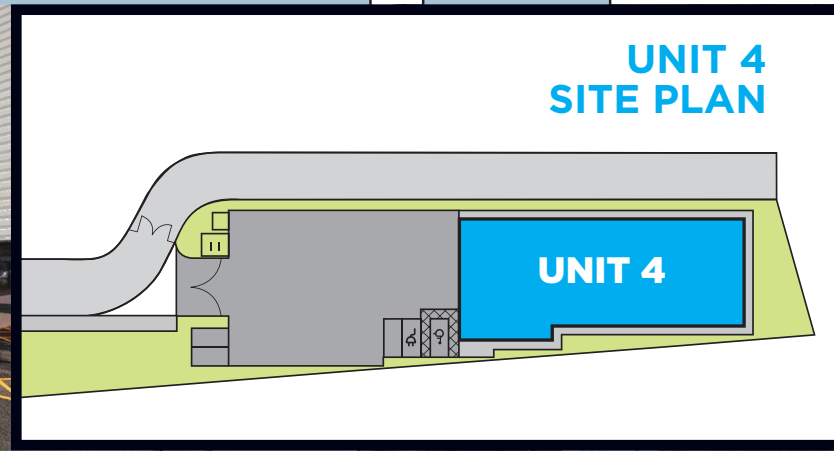
All reference to price, premium or rent are deemed to be exclusive of VAT unless expressly stated otherwise. Any offer received will be deemed exclusive of VAT.

## LEGAL COSTS

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

## TERMS

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







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## 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 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.

## VIEWINGS

Viewing strictly by prior appointment with the joint agents:



Richard Flanagan  
richard@flanaganjames.com



Tom Asher  
tom.asher@savills.com

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