

New Industrial/Warehouse Units
From 1,925-3,550 sq ft (179 -330 sq m)



- Conveniently situated for access to the York Outer Ring Road (A1237) and the A64
- Close to the new community Stadium and Leisure Complex



DESCRIPTION

The new industrial/warehouse units benefit from the following:

- Shared yard
- Dedicated parking
- EV charging ready
- Ducting for additional service connections
- Mono-pitched roofs
- Capable of installing mezzanines
- 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:

	SIZE (SQ FT)	SIZE (SQ M)
UNIT 1	2,900	269
UNIT 2	1,925	179
UNIT 3	1,925	179
UNIT 4	2,200	204
UNIT 5	2,900	269
UNIT 6	3,050	283
UNIT 7	2,800	260
UNIT 8	2,800	260
UNIT 9	2,800	260
UNIT 10	2,800	260
UNIT 11	3,550	330
TOTAL	29,650	2,753

Units can be combined to suit larger requirements.

RATES

The units are yet to be assessed.

ENERGY PERFORMANCE CERTIFICATES

EPC's are available upon request.

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

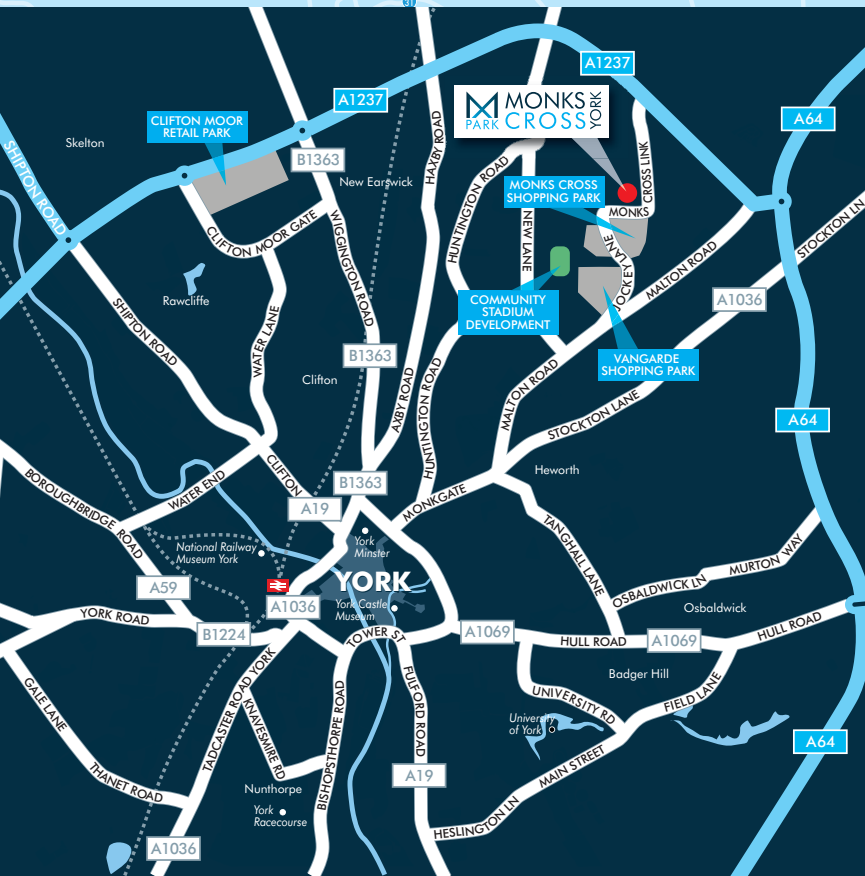
The premises are available to let on new effective internal repairing and insuring leases for a term of years to be agreed.



MX PARK | MONKS CROSS | YORK | YO32 9GZ



SITE PLAN



LOCATION

Monks Cross is an important economic hub in a highly accessible location. It provides one of the largest concentrations of commercial development outside of the City Centre. Situated adjacent to Monks Cross Drive off the A1237 Outer Ring Road, which provides links to the A64 and the regional motorway network, MX Park is approximately 2½ miles from the centre of York.

VIEWINGS

Viewing strictly by prior appointment with the joint agents:

Ryden.co.uk
0113 386 8806

Dan Hodge
dan.hodge@ryden.co.uk

FlanaganJames
PROPERTY CONSULTANTS
01904 409 590
www.flanaganjames.com

Richard Flanagan
richard@flanaganjames.com

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