

TO LET

**UNIT 8 THE FORUM
YORK BUSINESS PARK
YORK
YO26 6RU**

Superb Warehouse with Private Yard



**7,248 sq ft (673 sq m) approximately,
gross internal area including offices of
334 sq ft (31 sq m)**

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

DESCRIPTION

The property comprises a modern detached warehouse/industrial unit benefitting from the following:

- Private Yard
- Dedicated parking
- Three phase electrical supply
- 6.25 m to underside of haunches
- Integral offices
- Sectional up and over goods doors

LOCATION

Situated approximately 3 miles to the North West of the city centre York Business Park provides access to the Outer Ring Road, A64 and 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, other uses include restaurants, a hotel, health & fitness centre, children's nursery, petrol filling station and convenience store.

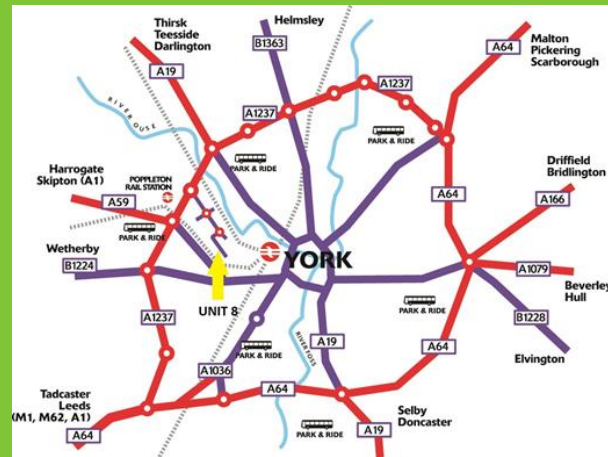
The unit is located on Rose Avenue which links to the main estate road, Great North Way.

ACCOMMODATION

Unit 8 The Forum provides the following approximate gross internal floor area:

Description	Sq m	Sq ft
Warehouse	673	7,248
Total	673	7,248

The above includes integral ground floor offices of approximately 334 sq ft (31 sq m).



LEASE TERMS

The unit is available to let on a new full repairing and insuring lease for a term of years to agreed. Rental on application.

EPC

The property has been assessed to have an EPC rating of

51-75

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72 | c

SERVICE CHARGE

The ingoing tenants will also be responsible for the building insurance premium in relation to the unit together with a contribution towards the upkeep of the estate by way of service charge.

VIEWINGS

Strictly by appointment with the joint agents:

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RATEABLE VALUE

We understand from the Valuation Office Agency website that the property is described as “warehouse and premises” and has a rateable value of £33,000 however interested parties should contact the local authority to verify.

VAT

All prices, premiums or rents are quoted exclusive of VAT which will be charged at the prevailing rate.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.