

STAMFORD BRIDGE ROAD



TO LET

DETACHED WAREHOUSE/INDUSTRIAL
PREMISES WITH EXCELLENT YARD
AND POTENTIAL TO EXPAND

49,770 SQ FT (4,623.69 SQ M)



STAMFORD BRIDGE ROAD / DUNNINGTON / YORK / **YO19 5LN**

DESCRIPTION

The premises provide 7 interconnected warehouse/industrial buildings which benefit from the following:

- Yard area plus separate dedicated car parking
- Eaves heights from 5.25m to 7m
- Loading via 4 ground level loading doors
- Detached 2 storey office accommodation
- Standalone workshop
- Gated entrance



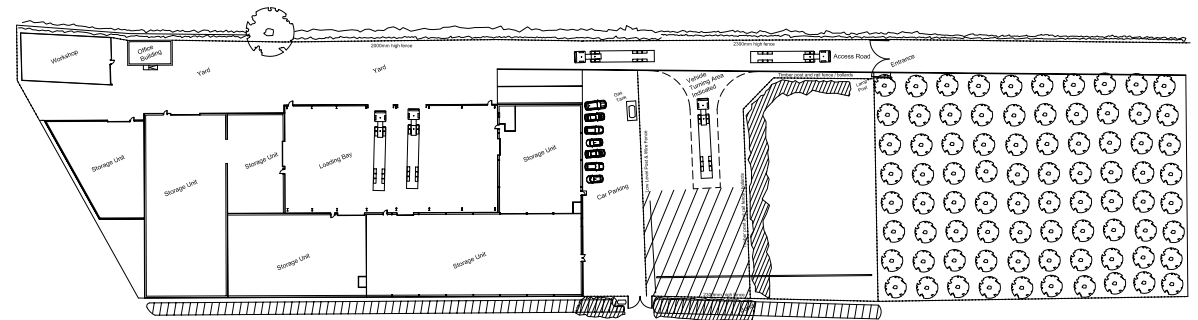
ACCOMMODATION

The property provides the following approximate gross internal areas:

DESCRIPTION	FLOOR AREA (SQ M)	FLOOR AREA (SQ FT)
Bay 1	435.80	4,691
Bay 2	860.70	9,265
Bay 3	550.76	5,928
Bay 4	1,133.27	12,199
Bay 5	278.11	2,994
Bay 6	700.65	7,542
Bay 7	371.40	3,998
Sub Total	4,330.69	46,617
Vehicle Workshop	200.15	2,154
Offices	92.85	999
Total	4,623.69	49,770

Planning consent has been obtained for an extension of approximately 15,000 sq ft which the landlord can provide on terms to be agreed.

SITE PLAN



RATES

The property is described in the rating list as Warehouse and Premises with a rateable value of £142,000.

TERMS

The premises are available to let on a new effective full repairing and insuring lease for a term of years to be agreed at a rent of £330,000 per annum, exclusive of VAT, rates and all other outgoings. This does not include the potential extension to the premises. Please speak with the joint agents for further information.



STAMFORD BRIDGE ROAD

LOCATION

The property is situated to the northern side of the Stamford Bridge Road (A166) approximately 4 miles to the East of York city centre and provides easy access to the A64 which in turn connects to the A1(M) and the regional motorway network.



EPC

An EPC has been commissioned and will be made available to interested parties on request.

VAT

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

LEGAL COSTS

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

FURTHER INFORMATION/VIEWING ARRANGEMENTS

For further information or to arrange a viewing please contact the joint agents:



Flanagan James
PROPERTY CONSULTANTS
01904 409 590
www.flanaganjames.com

Richard Flanagan
richard@flanagnajames.com
07740 478634



Ryden.co.uk
0113 386 8806

Dan Hodge
dan.hodge@ryden.co.uk
07904 566984

These particulars do not constitute part of an offer or contract. All descriptions, dimensions, reference to condition and necessary permission for use and occupation and other details contained herein are for general guidance only and prospective purchasers or tenants should not rely on them as statements or representations of fact and must satisfy themselves as to their accuracy. Neither Flanagan James or Ryden, nor its employees or representatives have any authority to make or give any representation or warranty or enter into any contract in relation to the property. Rents quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function and prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements. Prices/rents quoted in these particulars may be subject to VAT in addition. a) These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specifications attached to their contract. b) We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard. Designed and produced by www.thedesignexchange.co.uk Tel: 01943 604500. May 2022