# TO LET

UNIT 39 AUSTER ROAD CLIFTON MOOR YORK YO30 4XA



# 905 sq ft (84.07 sq m) approximately

- Well Established Trade Park Location
- Prominent Location on Estate
- Close to York Outer Ring Road
- On Site Security

# DESCRIPTION

The property comprises a mid terrace warehouse/industrial unit benefitting from the following:

- Shared Yard
- On site parking
- Three phase electrical supply
- 3.75 m to underside of haunches

provides links to the A64, A59 and A19.

WC Facilities

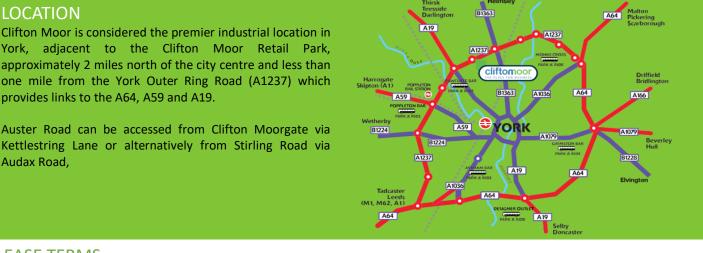
LOCATION

Roller shutter goods door

### ACCOMMODATION

Unit 4 Auster Road provides the following approximate gross internal floor area:

Description	Sq m	Sq ft
Warehouse	84.07	905
Total	84.07	905



#### **I FASE TERMS**

D 76-100

SERVICE CHARGE

**EPC** 

Audax Road,

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

The property has been assessed to have an EPC rating of

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

#### 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 £8,600 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.

## VIEWINGS

service charge.

Strictly by appointment with the joint agents:

**Richard Flanagan MRICS** +44 1904 409590 richard@flanaganjames.com

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