



WELL-ESTABLISHED LOCATION



2,006 FT² (186.4 M²) OFFICES



DEDICATED & SECURE YARD



EPC A RATING & BREEAM 'EXCELLENT'



EASY ACCESS TO A19, A59 & A64

5 Kettlestring Lane

AVAILABLE IMMEDIATELY



CM
CliftonMoor
INDUSTRIAL ESTATE

NEW Industrial / Warehouse Unit
20,040 ft² (1,862 m²)

TO LET

5 Kettlestring Lane | Clifton Moor | York YO30 4GQ

WWW.CLIFTONMOOR.CO.UK

PRIME LOCATION

5 Kettlestring Lane
20,040 ft²



KEY FEATURES

- New Detached Unit on Self-Contained Site
- Secure, Demised Yard & Parking
- Electric Vehicle Charging Points
- Designated Cycle Parking
- Estate Security
- Eaves Height – 7m
- 2 x Electrically Operated Loading Doors
- Air-Conditioned Offices



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WELL-CONNECTED



NATIONAL CYCLE NETWORK ROUTE 65

Less than 10 mins ride



BUS STOPS ON-SITE

30 mins to York City Centre



APPROX. DRIVE-TIMES

All within 1 hour...

Location	Minutes
A19	5 mins
A59	10 mins
A64	10 mins
York Train Station	15 mins
A1 / M1	20 mins
M62 (Junction 29)	35 mins
Leeds	40 mins
Hull	60 mins



POPULATION

209,900

Affluent catchment with estimated population of York currently

630,000

Current estimated population for North Yorkshire

5.4 million

Current estimated population for the whole of Yorkshire



 **YO30 4GQ**
SAT NAV

DESCRIPTION

The premises provide a newly constructed detached industrial/warehouse unit of steel portal frame construction, with profiled metal cladding and part brickwork elevations.

Internally the unit provides office and WC accommodation plus kitchen. The property benefits from a 3 phase electricity supply, 2 sectional overhead loading doors and a height to the underside of haunches of 7.0m.

Externally the property has a concrete surfaced yard incorporating a dedicated parking area.



ACCOMMODATION

The premises provide the following Gross Internal Areas (GIA):

5 KETTLESTRING LANE	FT ²	M ²
GF Warehouse	18,034	1,675.4
GF Offices	2,006	186.4
TOTAL	20,040	1,861.8

Interested parties must however satisfy themselves as to the floor areas of the subject property.

The Unit is rated as A-23, and with a BREEAM Rating 'Excellent'.



FURTHER INFORMATION

TERMS

The unit is available on full repairing and insuring terms.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate is available to interested parties on request. The Unit is rated as A-23, and with a BREEAM Rating 'Excellent'.



VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment with the agents:



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Ryden.co.uk
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Jonathan O'Connor
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On behalf of the landlord

IPIF
TRADE
0800 804 8600

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