

# TO LET

**UNITS 17 & 18 ROSE CENTRE  
YORK BUSINESS PARK  
YORK  
YO26 6RZ**

Excellent Warehouse/  
Industrial Units



**Unit 17 – 728 sq ft (67.64 sq m)**

**Unit 18 – 724 sq ft (67.30 sq m)**

**Available separately or combined**

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

## DESCRIPTION

The properties comprises two modern warehouse/industrial units in a semi-detached arrangement benefitting from the following:

- Dedicated parking
- Three phase electrical supply
- WC and kitchen facilities
- Sectional up and over goods doors
- External lighting

## 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, in addition to offices and warehouse/industrial units, other uses include restaurants, a hotel, health & fitness centre, children's nursery, petrol filling station and convenience store.

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

## LEASE TERMS

The units are available to let separately on new full repairing and insuring leases for a term of years to agreed at a commencing rental of £11,500 per annum exclusive for each individual unit. Alternatively consideration may be given to letting the units as a whole.

## EPC

The units have been assessed individually and each has an EPC rating of C. Copies of the certificates are available upon request.

## SERVICE CHARGE

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

## VIEWINGS

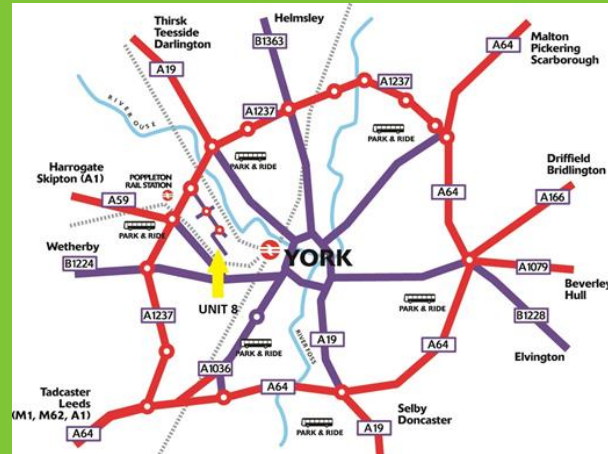
Strictly by appointment with the sole agents:

Richard Flanagan MRICS  
+44 1904 409590  
[richard@flanaganjames.com](mailto:richard@flanaganjames.com)

## ACCOMMODATION

The units provide the following approximate gross internal floor areas:

Description	Sq ft	Sq m
Unit 17	728	67.64
Unit 18	724	67.30
<b>Total</b>	<b>1,452</b>	<b>134.94</b>



## RATEABLE VALUE

We understand that the property was previously let as a single unit and therefore it is currently assessed as a combined unit with a 2023 assessment of £11,250 however interested parties should contact the local authority to verify. The assessment will need to be split if the units are let separately.

## 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.

