

TO LET NEW INDUSTRIAL / WAREHOUSE UNIT

**UNIT 7
LAST
REMAINING
UNIT!**

**2,825 sq ft
(262.46 sq m)**

- Conveniently situated for access to the A1237 York Ring Road and A64
- Includes offices and staff facilities
- Located close to the new Community Stadium and Leisure Complex

**MONKS
CROSS
PARK**



Adjacent occupiers include:

**UNIT 7
MONKS
CROSS
YORK
YO32 9GZ**

LOCATION

The property is situated on Monks Cross Drive, Monks Cross, York, which is accessed directly from the A1237 Outer Ring Road via Monks Cross Link.

DESCRIPTION

Unit 7 benefits from the following:

- Shared yard
- Dedicated parking
- Ducting for additional service connections
- Mono-pitched roof
- Capable of installing mezzanine
- 3 phase electricity supply
- Disabled WC
- Integral offices with LED lighting
- Kitchenette
- Sectional overhead goods door



ACCOMMODATION

The Unit has a gross internal area of approximately 2,825 sq ft (262.46 sq m).

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 £39,600 per annum, exclusive.

RATES

The unit is yet to be assessed.

ENERGY PERFORMANCE CERTIFICATE

Unit 7 has an EPC rating of A and a copy of the certificate is available to interested parties on request.

SITE PLAN



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.

VIEWINGS

Please contact the joint agents:

Ryden.co.uk
0113 386 8806

Jonathan O'Connor
07916 678582

FlanaganJames
PROPERTY CONSULTANTS
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