

# TO LET

UNIT D2 HARWOOD ROAD  
NORTHMINSTER BUSINESS PARK  
YORK  
YO26 6QU

Excellent Warehouse/  
Industrial Unit



**Approximately 2,549 sq ft (236.80 sq m)**

**Includes integral 2 storey Offices of  
1,140 sq ft (105.90 sq m)**

**SELF CONTAINED YARD & PARKING**

## DESCRIPTION

The property comprises a semi-detached warehouse/ industrial unit benefitting from the following:

- 6 metres to underside of haunches
- WC facilities
- Sodium high bay lighting
- 3 phase electricity supply
- Sectional up and over door
- Gas central heating to offices
- Self-contained yard and parking

## LOCATION

Situated approximately 3 miles to the West of the city centre Northminster Business Park provides access to the Outer Ring Road, A59, A64 and regional motorway network, York city centre and national rail lines.

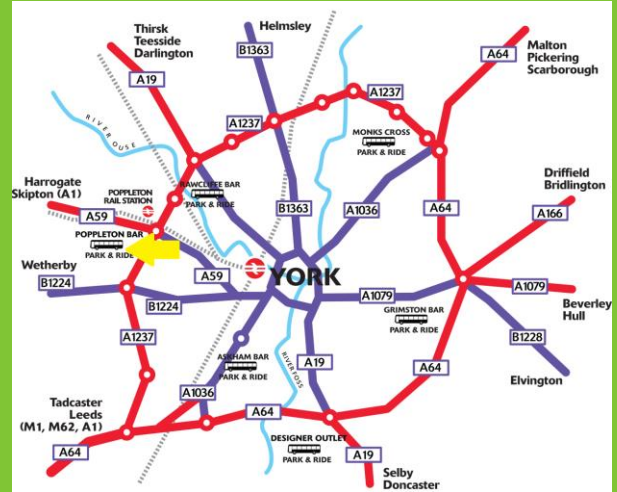
Northminster Business Park is a well-established location for many businesses, including DPD, Pavers Shoes and Wombells Auction House. The Business Park is close to public transport with both bus and rail links and the Park & Ride site adjacent.

Unit D2 is located on Harwood Road to the north of the Business Park, which is accessed from North Field Lane, Approximately a third of a mile south of the A59.

## ACCOMMODATION

The unit provides the following approximate gross internal floor areas:

Description	Sq ft	Sq m
Ground Floor	1,979	183.85
First Floor	570	52.95
<b>Total</b>	<b>2,549</b>	<b>236.80</b>



## LEASE TERMS

The unit is available to let on a new full repairing and insuring lease for a term of years to be agreed at a commencing rental of £24,250 per annum exclusive.

## EPC

The property has been assessed to have an EPC rating of 82 D.

## 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)

## RATEABLE VALUE

We understand from the Valuation Office Agency website that the property is currently assessed with a 2023 Rateable Value of £17,250 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.

