

# Kettlestring Park



PRIME TRADE  
LOCATION



EPC A RATING &  
BREEAM 'EXCELLENT'



EASY ACCESS TO  
A19, A59 & A64



**CM**  
CliftonMoor  
INDUSTRIAL ESTATE

**LAST 3**  
REMAINING UNITS

# TO LET

## NEW Trade Counter Development

Units available from 3,221 to 4,969 ft<sup>2</sup>

Kettlestring Park | Kettlestring Lane | York YO30 4XF

WWW.CLIFTONMOOR.CO.UK



## PRIME TRADE LOCATION



### Kettlestring Park

NEW TRADE COUNTER  
DEVELOPMENT



### KEY FEATURES

- Prominent & Established Trade Location
- Electric Vehicle Charging Points
- Designated Cycle Parking
- Estate Security
- Eaves Height – 6m
- Main Road Totem Signage Available
- Electrically Operated Loading Doors
- Allocated Parking
- Generous Yard





## 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 4XF**

## ACCOMMODATION

The new Kettlestring Park premises provide trade units of steel portal frame construction, with profiled metal cladding and feature entrances.

Externally the properties have concrete surfaced yards incorporating dedicated parking.

Available accommodation comprises of the following Gross Internal Areas:

UNIT		SQ FT	SQ M	EPC
1	SUBWAY	N/A	N/A	N/A
2	JOHNSTONE'S TRADE	N/A	N/A	N/A
3	CLIFTON TRADE BATHROOMS	N/A	N/A	N/A
4	PAINTWELL	N/A	N/A	N/A
5	MAGNET	N/A	N/A	N/A
6	PR SALON SUPPLIES	N/A	N/A	N/A
7	PUNK HAUS LTD	N/A	N/A	N/A
8	CROWN PAINTS	N/A	N/A	N/A
9	<b>TO LET</b>	3,221	299	A-23
10	<b>TO LET</b>	4,272	397	A-23
11	<b>TO LET</b>	4,969	462	A-22
12	EASY BATHROOMS	N/A	N/A	N/A
13	DULUX DECORATOR CENTRE	N/A	N/A	N/A
14	MOSS TYRES & AUTOCENTRES	N/A	N/A	N/A

Units can be combined to suit larger requirements.

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



## FURTHER INFORMATION

### TERMS

The units are 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

Full EPCs are available upon request.



## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment with the agents:



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Jonathan O'Connor  
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Andrew Veitch  
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On behalf of the landlord



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