

FOR SALE

(Long Leasehold)

MAY LET

**ENDEAVOUR HOUSE
HARWOOD ROAD
NORTHMINSTER BUSINESS PARK
YORK YO26 6QT**

Excellent Warehouse/
Industrial Unit



Approximately 3,574 sq ft (332 sq m)

**Includes integral first floor Offices of
543 sq ft (50.44 sq m)**

SELF CONTAINED YARD & PARKING

DESCRIPTION

The property comprises an end of terrace warehouse/ industrial unit benefitting from the following:

- 5.7 metres to underside of haunches
- WC facilities
- Sodium high bay lighting
- 3 phase electricity supply
- Sectional up and over door
- 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.

Endeavour House 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 Warehouse	3,031	281.62
First Floor Offices	543	50.44
Total	3,574	332.06



TERMS

The unit is available by way of the sale of the long leasehold interest (250 years from 10 November 1997) at a peppercorn rent. Alternatively, consideration may be given to a letting on a new lease. For further information please contact the agents.

EPC

The property has been assessed to have an EPC rating of 57C.

VAT

All prices, premiums or rents are quoted exclusive of VAT which will be charged at the prevailing rate.

RATEABLE VALUE

We understand from the Valuation Office Agency website that the property is currently assessed with a 2023 Rateable Value of £24,500 however interested parties should contact the local authority to verify.

SERVICE CHARGE

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

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

VIEWINGS

Strictly by appointment with the sole agents:

Richard Flanagan MRICS
+44 1904 409590
richard@flanaganjames.com

