

# TO LET

AVAILABLE

Q4

2024

UNITS 12 & 13 MX PARK  
MONKS CROSS  
YORK  
YO32 9GU

New Warehouse/Trade Counter Units



**Unit 12 – 4,500 sq ft (418 sq m)**  
**Unit 13 – 8,500 sq ft (790 sq m)**

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

OPPOSITE MONKS CROSS SHOPPING PARK AND  
CLOSE TO NEW COMMUNITY STADIUM AND  
LEISURE COMPLEX

PARK OCCUPIERS INCLUDE SCREWFIX, HOWDEN,  
H2O BATHROOMS AND SEVEN DAY

## DESCRIPTION

Once completed the units will benefit from the following:

- Dedicated parking and yard
- Three phase electrical supply
- Minimum eaves height 6m +
- Capable of installing mezzanine
- Sectional up and over goods doors
- External lighting
- Option to install PV on roof
- EV charging points

## ACCOMODATION

The units will provide the following approximate gross internal floor areas:

Description	Sq ft	Sq m
Unit 12	4,500	418
Unit 13	8,500	790

## LOCATION

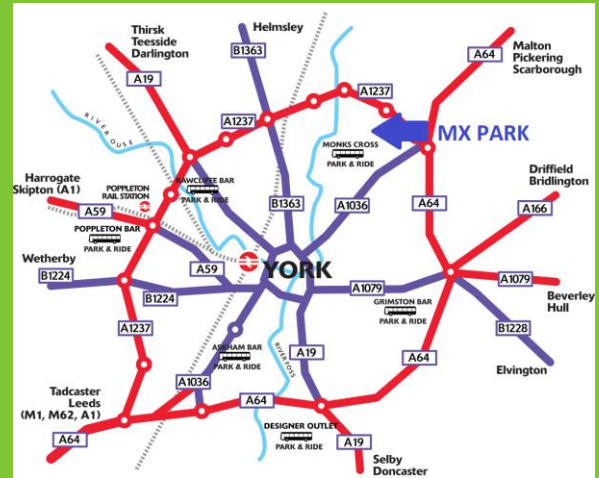
The units are situated on Monks Cross Drive, Monks Cross, York, which is accessed directly from the A1237 Outer Ring Road via Monks Cross Link.

## LEASE TERMS

The units are available to let on effective full repairing and insuring leases for a term of years to agreed. Rent on application.

## EPC

EPC A anticipated on completion.



## 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.

## RATEABLE VALUE

The units are yet to be assessed.

## VAT

All reference to price, premiums or rents are deemed to be exclusive of VAT unless expressly stated otherwise.

## LEGAL COSTS

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

## VIEWINGS

Strictly by appointment with the joint agents:

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