

For Sale/To Let

Detached Industrial/ Warehouse
Premises with Excellent Yard

15,426 Sq Ft
(1,433.15 Sq M)

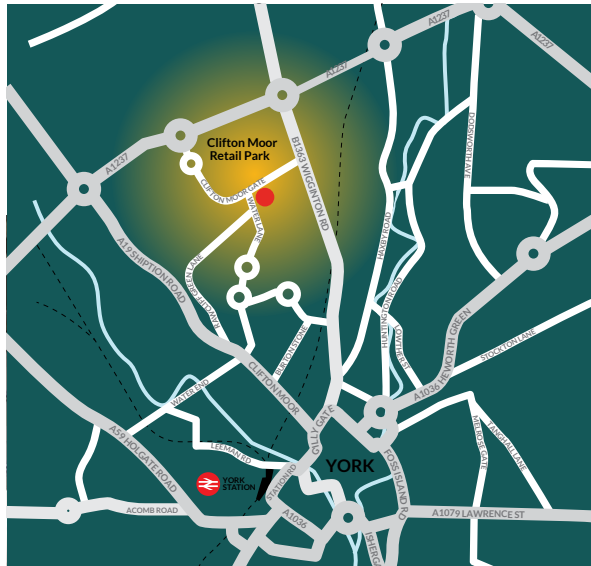
- Self contained industrial/warehouse facility
- Conveniently situated for access to the A1237 York Ring Road
- Includes offices and staff facilities
- Well established location



UNIT
7

Centurion Park

Tribune Way • Centurion Park • Clifton Moor • YORK • YO30 4RY



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Location

The property is situated on Tribune Way, Centurion Park, which is accessed directly from Clifton Moor Gate.

Description

The property comprises a detached industrial/ warehouse unit of steel portal frame construction, with profile cladding elevations, set within a secure yard.

Accommodation

The property provides the following approximate gross internal areas:

Accommodation	Sq M	Sq Ft
Ground Floor Industrial/Warehouse	1,352.10	14,554
Ground Floor Offices WCs	40.55	436
First Floor Kitchen/Staff facilities	40.55	436
Total	1,433.20	15,426

Terms

The premises are available for sale (price on application) or to let on a new effective full repairing and insuring lease for a term of years to be agreed at a rent of £155,000 per annum.

Rates

The property is described in the rating list as Warehouse and Premises with a rateable value of £100,000 with effect from 01 April 2023.

EPC

An EPC has been commissioned and will be made available to interested parties on request.

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.

EATON COMMERCIAL

PROPERTY CONSULTANTS

0114 349 1190

www.eatoncommercial.com

Tom Eaton or Robert Eaton
0114 349 1190



Richard Flanagan
01904 409590

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