

TO LET

**UNIT 11 THE FORUM
ROSE AVENUE
YORK BUSINESS PARK
YORK
YO26 6RU**

Modern Warehouse/Industrial Unit



**3,005 sq ft (279.13 sq m)
approximately, gross internal area
including offices of 261 sq ft (24.25
sq m)**

**Conveniently situated for access to
the York outer ring road (A1237) and
A64**

DESCRIPTION

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

- 6m to eaves
- 3 phase electricity supply
- Integral offices
- Sectional goods door
- Shared yard
- Sectional goods door

ACCOMMODATION

Unit 4 Auster Road provides the following approximate gross internal floor area:

Description	Sq m	Sq ft
Warehouse	279.13	3,005
Total	279.13	3,005

The above includes ground floor offices of approximately 261 sq ft (24.25 sq m).

LOCATION

The property is located on Rose Avenue, York Business Park approximately 2 miles to the North West of York City Centre and with excellent access to the A1237 York ring road at Nether Poppleton which subsequently connects to Leeds and Harrogate via the A64/A59.

The surrounding area is mixed use in nature comprising a range of offices, industrial and retail, forming an established commercial centre on the outskirts of York.



LEASE TERMS

The unit is available to let on a new full repairing and insuring lease for a term of years to agreed. Rental on application.

EPC

The property has been assessed to have an EPC rating of 75C.

SERVICE CHARGE

The ingoing tenants will also be responsible for the building insurance premium in relation to the unit together with a contribution towards the upkeep of the estate by way of service charge.

VIEWINGS

Strictly by appointment with the joint agents:

Richard Flanagan MRICS
01904 409590
richard@flanaganjames.com

Alastair Gill
01904 622226
alastair@stapletonwaterhouse.com

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 described as “warehouse and premises” and has a 2023 rateable value of £19,750 however interested parties should contact the local authority to verify.

LEGAL COSTS

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

**STAPLETON
WATERHOUSE**

01904 622266

