



**UNIT 1**  
**@YORK**  
**BUSINESS**  
**PARK**

**TO LET**

**NEW WAREHOUSE/INDUSTRIAL UNIT**  
**4,202 SQ FT (390.39 SQ M)**



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

**NETHER POPPLETON | YORK | YO26 6RN**





# UNIT 1 @YORK BUSINESS PARK

## DESCRIPTION

Unit 1 benefits from the following specification:

- Large secure yard with shared access
- Dedicated parking
- EV charging points
- 6m to eaves
- 3 phase electricity supply
- Disabled WC
- Integral office with LED lighting
- Kitchenette
- Sectional overhead goods door



## ACCOMMODATION

The unit provides the following approximate gross internal areas:

Warehouse	3,863 sq ft	(358.93 sq m)
Office	339 sq ft	(31.46 sq m)
<b>Unit 1 Total</b>	<b>4,202 sq ft</b>	<b>(390.39 sq m)</b>

## RATEABLE VALUE

£26,750.

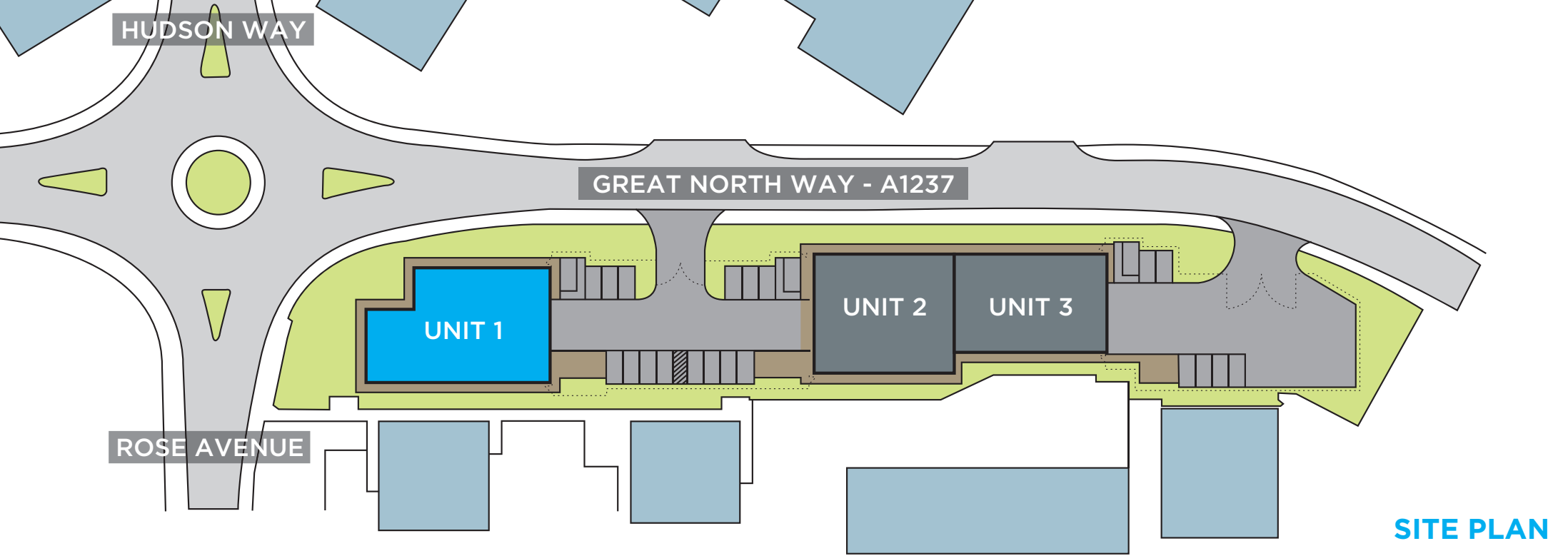
## EPC

B46.

## ENERGY PERFORMANCE CERTIFICATE

EPC is available on request.





## VAT

All reference to price, premium or rent are deemed to be exclusive of VAT unless expressly stated otherwise. Any offer received will be deemed exclusive of VAT.

## LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in connection with this transaction.

## TERMS

The premises are available to let on a new effective full repairing and insuring lease for a term of years to be agreed.





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## LOCATION

Situated approximately 3 miles to the North West of the city centre and with a substantial frontage to the York Outer Ring Road, York Business Park provides easy access to the regional motorway network, York city centre and national rail lines.

York Business Park is a well-established location for many businesses, in addition to offices and warehouse/industrial accommodation, existing uses include restaurants, a hotel, a health & fitness centre, a children's nursery, a petrol filling station and convenience store.

The unit is located on Great North Way, the main estate road running through the heart of the Business Park, close to its junction with Rose Avenue.

## VIEWINGS

Viewing strictly by prior appointment with the joint agents:



**Richard Flanagan**  
richard@flanagnajames.com



**Tom Asher**  
tom.asher@savills.com

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