

TO LET

NEW Trade Counter DevelopmentUnits available from 4,272 to 4,969 ft²



WELL-CONNECTED



NATIONAL CYCLE NETWORK ROUTE 65

Less than 10 mins ride



BUS STOPS ON-SITE

30 mins to York City Centre



APPROX. DRIVE-TIMES

All within 1 hour...

| Location | Minutes | | |
|--------------------|---------|--|--|
| A19 | 5 mins | | |
| A59 | 10 mins | | |
| A64 | 10 mins | | |
| York Train Station | 15 mins | | |
| A1 / M1 | 20 mins | | |
| M62 (Junction 29) | 35 mins | | |
| Leeds | 40 mins | | |
| Hull | 60 mins | | |



POPULATION

209,900

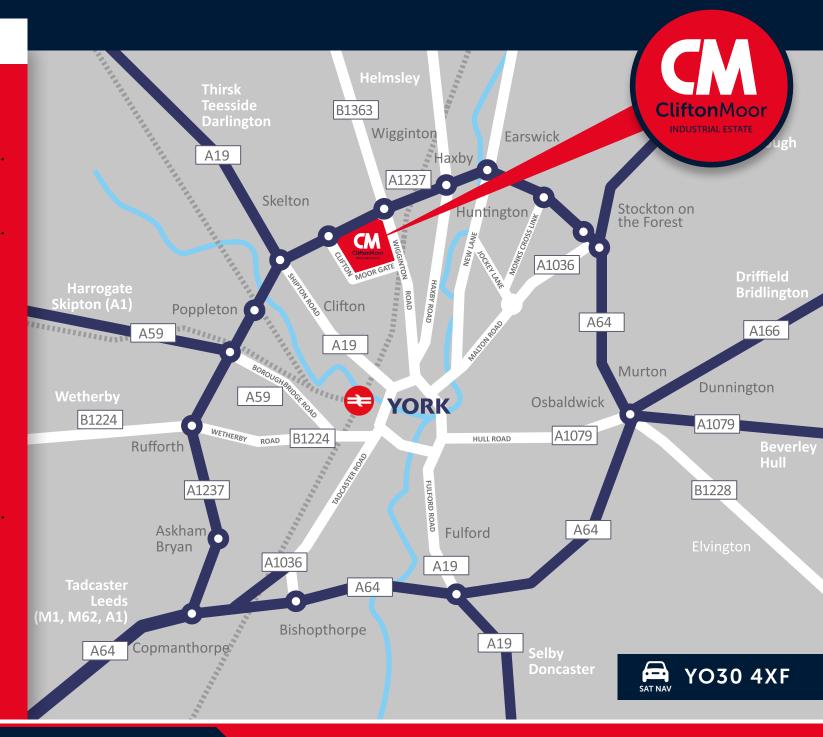
Affluent catchment with estimated population of York currently

630,000

Current estimated population for North Yorkshire

5.4 million

Current estimated population for the whole of Yorkshire



ACCOMMODATION

The new Kettlestring Park premises provide trade units of steel portal frame construction, with profiled metal cladding and feature entrances.

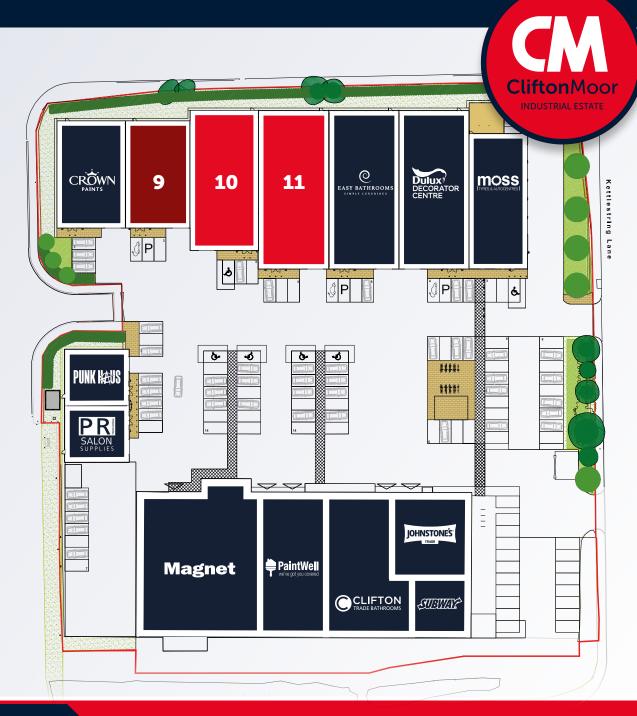
Externally the properties have concrete surfaced yards incorporating dedicated parking.

Available accommodation comprises of the following Gross Internal Areas:

| UNIT | | SQ FT | SQ M | EPC |
|------|--------------------------|-------|------|------|
| 1 | SUBWAY | N/A | N/A | N/A |
| 2 | JOHNSTONE'S TRADE | N/A | N/A | N/A |
| 3 | CLIFTON TRADE BATHROOMS | N/A | N/A | N/A |
| 4 | PAINTWELL | N/A | N/A | N/A |
| 5 | MAGNET | N/A | N/A | N/A |
| 6 | PR SALON SUPPLIES | N/A | N/A | N/A |
| 7 | PUNK HAUS LTD | N/A | N/A | N/A |
| 8 | CROWN PAINTS | N/A | N/A | N/A |
| 9 | UNDER OFFER | 3,221 | 299 | A-23 |
| 10 | TO LET | 4,272 | 397 | A-23 |
| 11 | TO LET | 4,969 | 462 | A-22 |
| 12 | EASY BATHROOMS | N/A | N/A | N/A |
| 13 | DULUX DECORATOR CENTRE | N/A | N/A | N/A |
| 14 | MOSS TYRES & AUTOCENTRES | N/A | N/A | N/A |

Units can be combined to suit larger requirements.

Interested parties must however satisfy themselves as to the floor areas of the subject property.



FURTHER INFORMATION

TERMS

The units are available on full repairing and insuring terms.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

ENERGY PERFORMANCE CERTIFICATE

Full EPCs are available upon request.







On behalf of the landlord:



Liz Dunsmore 07811 140 898 liz.dunsmore@ipif.co.uk Viewing strictly by prior appointment with the agents:



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