## TO LET

UNIT 23/24 AUSTER ROAD CLIFTON MOOR YORK YO30 4XA



# 

### 1,828 sq ft (170 sq m) approximately

- Well Established Trade Park Location
- Prominent Location on Estate
- Close to York Outer Ring Road
- On Site Security

#### DESCRIPTION

The property comprises an end of terrace warehouse/industrial unit benefitting from the following:

- Shared Yard
- On site parking
- Three phase electrical supply
- 3.75 m to underside of haunches

provides links to the A64, A59 and A19.

WC Facilities

LOCATION

Electrically operated roller shutter goods door

#### ACCOMMODATION

Unit 23/24 Auster Road provides the following approximate gross internal floor area:

Description	Sq m	Sq ft
Warehouse	170	1,828
Total	170	1,828



#### **I FASE TERMS**

Audax Road,

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

#### RATEABLE VALUE

The property is described in the rating list as warehouse and premises with a 2023 Rateable Value of £15,500.

#### 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.

#### EPC

The property has been assessed to have an EPC rating of 95D however a new EPC is pending following landlord refurbishment works.

#### VAT

All prices, premiums or rents are quoted exclusive of VAT which will be charged at the prevailing rate.

#### LEGAL COSTS

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

#### VIEWINGS

Strictly by appointment with the joint agents:



Harry Fullerton 07555 444385 harry.fullerton@jll.com

**Ben Fairhurst** 07936 333696 benjamin.fairhurst@jll.com



**Richard Flanagan** 07740 478634 richard@flanaganjames.com

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