Lysander Close









TO LET UNIT 2 6,532 ft² (607 m²) Industrial / Trade Counter Unit



UNIT 2 - LYSANDER CLOSE

DESCRIPTION

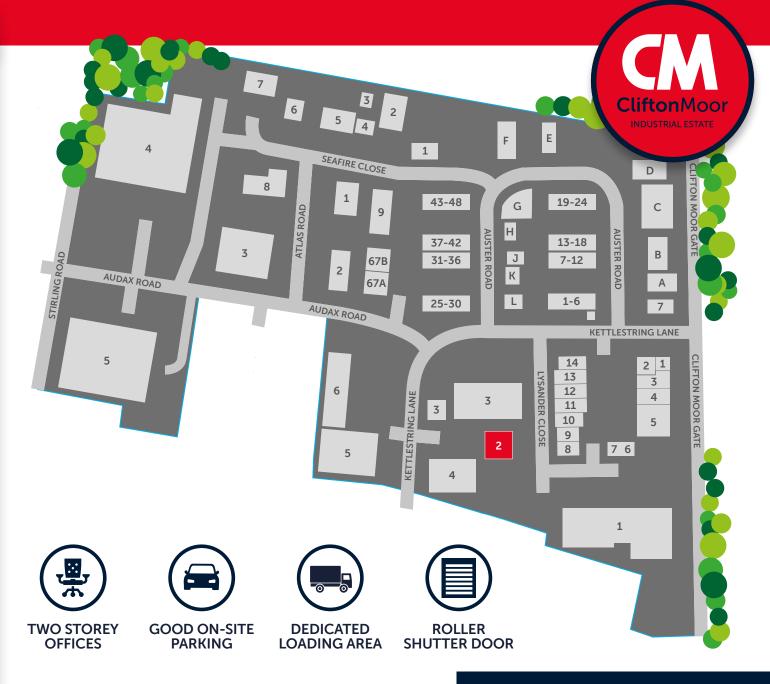
- Detached, self-contained industrial / trade counter unit.
- Refurbished and modern two-storey office accommodation.
- Three-phase electricity supply.
- Dedicated loading and unloading area.
- Secure perimeter with designated parking for staff and visitors.
- Strategic location with good transport links.

ACCOMMODATION

The property comprises of the following Gross Internal Areas (GIA)

Unit 2	M²	FT²
TOTAL	6,532	607





what3words.com/each.pump.pink

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

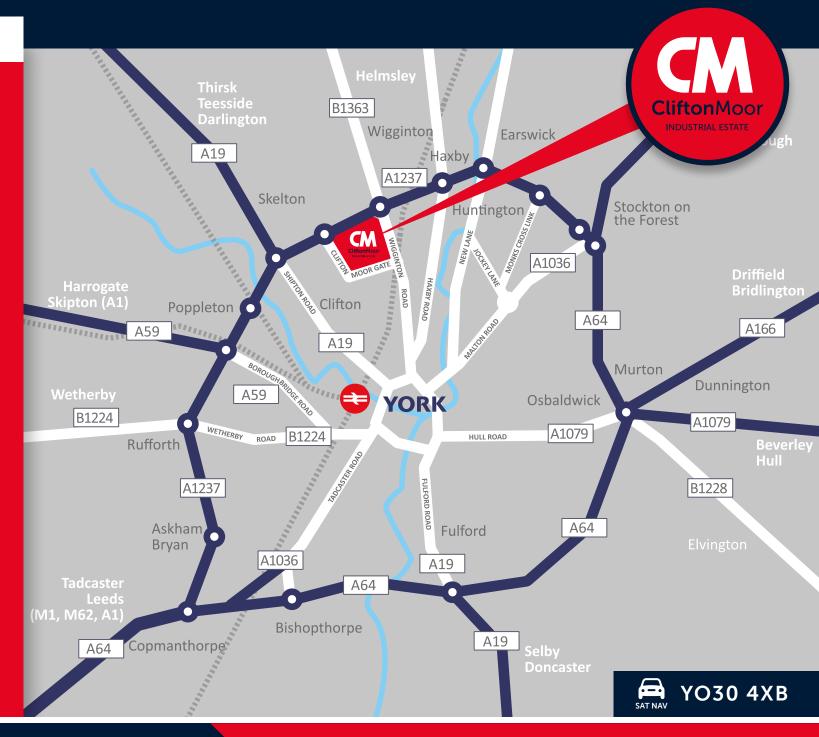
Affluent catchment with estimated population of York currently

630,000

Current estimated population for North Yorkshire

5.4 million

Current estimated population for the whole of Yorkshire



FURTHER INFORMATION

TERMS

The unit is 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

An EPC certificate will be commissioned once the refurbishment works are completed.





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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