









# TO LET UNIT 2 | 6,532 ft<sup>2</sup> (607 m<sup>2</sup>) Industrial / Trade Counter Unit





# **UNIT 2 - LYSANDER CLOSE**

## **DESCRIPTION**

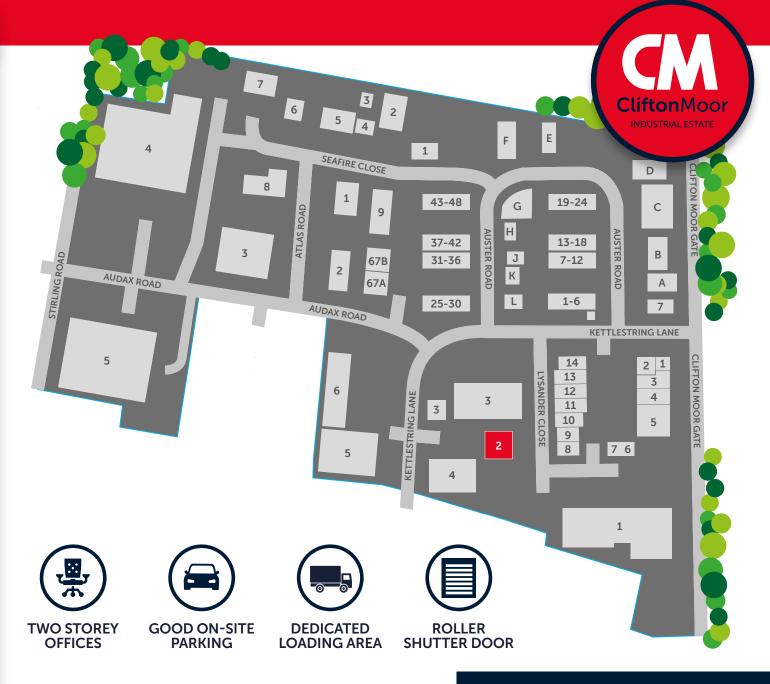
- Detached, self-contained industrial / trade counter unit.
- Refurbished with modern two-storey office accommodation.
- Three-phase electricity supply.
- Dedicated loading and unloading area.
- Secure perimeter with designated parking for staff and visitors.
- Strategic location with good transport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

## **ACCOMMODATION**

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

Unit 2	FT²	M²
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

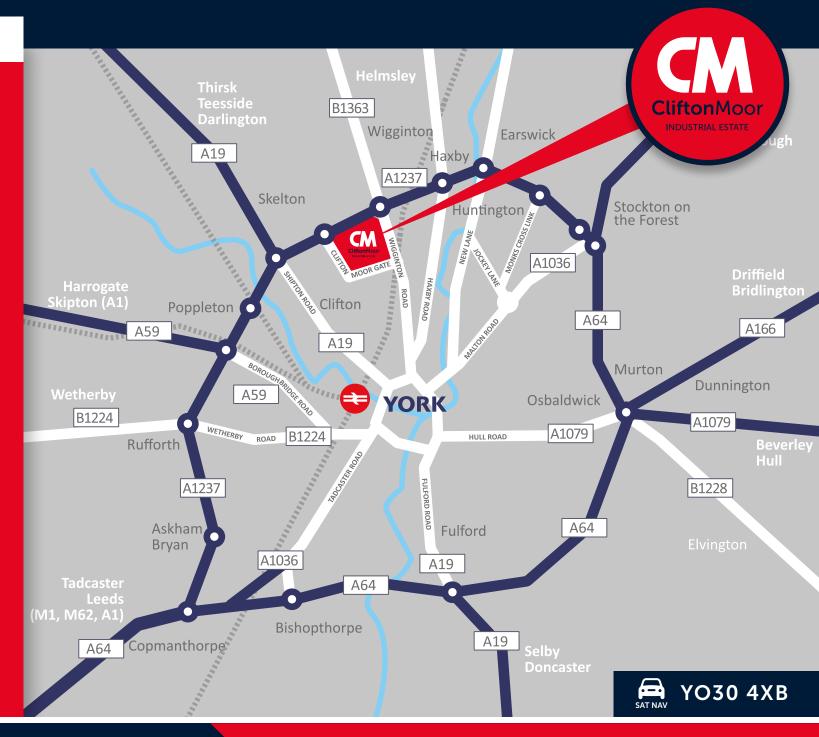
Affluent catchment with estimated population of York currently

### 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:



Richard Flanagan 01904 409 590 richard@flanaganjames.com



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