

TO LET

UNITS 9-14 JACKSONS TRADING ESTATE
SANDY LANE
STOCKTON ON FOREST
YORK
YO32 9UT

New Industrial/Warehouse Units



**2,250 - 13,500 sq ft approximately
(209 – 1,254 sq m)**

- New industrial/warehouse units
- On site parking
- Close to A64
- On Site Security
- Flexible terms

DESCRIPTION

The property comprises a newly constructed terrace of warehouse/industrial units benefitting from the following:

- Shared Yard
- On site parking
- Three phase electrical supply
- 4.6 m to underside of haunches
- WC Facilities
- Electrically operated roller shutter goods door
- Secure site – remote controlled entrance gate and CCTV
- External lighting

ACCOMMODATION

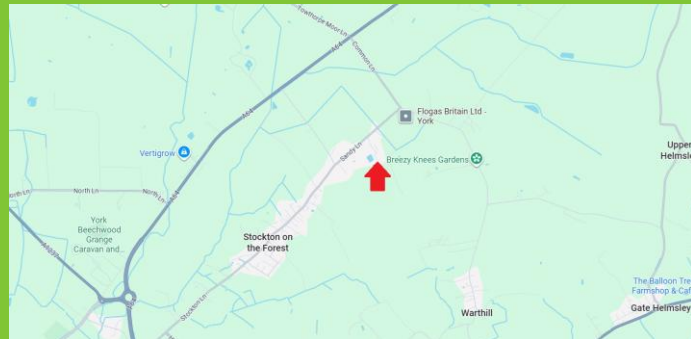
The units provide the following approximate gross internal floor areas:

Description	Sq m	Sq ft
Unit 9	209	2,250
Unit 10	Under Offer	2,250
Unit 11	Under Offer	2,250
Unit 12	209	2,250
Unit 13	209	2,250
Unit 14	209	2,250
Total	1,254	13,500

LOCATION

Jacksons Trading Estate is located at Stockton on Forest, approximately 5 miles north east of York city centre and less than one mile from the A64 which in turn connects to the regional motorway network.

Access to the estate is off Sandy Lane via an electrical entrance gate.



PARKING

The trading estate is served by plenty of parking which is available on a communal basis.

LEASE TERMS

The units are available to let either individually or in combination, on flexible 12 month tenancies. Alternatively longer term leases may be considered and the lettings will be on full repairing terms with further details being available from the letting agents.

RENT

The units are available at a rent of £22,250 per annum per unit, exclusive of VAT and service charge.

VAT

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

RATEABLE VALUE

The units are yet to be assessed.

EPC

Unit 9 has been assessed to have an EPC rating of 57C and a copy of the assessment is available upon request. The remaining units will be assessed once the configuration has been determined.

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.

LEGAL COSTS

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

VIEWINGS

Strictly by appointment with the agents:

Richard Flanagan
07740 478634
richard@flanaganjames.com

