

TO LET

**UNIT 1 HUDSON COURT
YORK BUSINESS PARK
YORK
YO26 6RB**

Superb Warehouse with Private Yard



13,006 sq ft (1,208 sq m) approximately

**CONVENIENTLY SITUATED FOR ACCESS TO THE
YORK OUTER RING ROAD (A1237) AND A64**

DESCRIPTION

The property comprises a modern detached warehouse/industrial unit that has undergone extensive refurbishment benefitting from the following:

- Private Yard
- Dedicated parking
- Three phase electrical supply
- 6.25 m to underside of haunches
- Mezzanine storage
- Office & WC facilities
- Sectional up and over goods door

ACCOMMODATION

Unit 1 Hudson Court provides the following approximate gross internal floor area:

Description	Sq m	Sq ft
Warehouse	1,118	12,035
Mezzanine	90	971
Total	1,208	13,006

SERVICES

Mains gas, electricity and drainage.

LOCATION

Situated approximately 3 miles to the North West of the city centre York Business Park provides access to the Outer Ring Road, A64 and regional motorway network, York city centre and national rail lines.

York Business Park is a well established location for many businesses, in addition to offices and warehouse/industrial accommodation, other uses include restaurants, a hotel, health & fitness centre, petrol filling station and convenience store.

The unit is located on Hudson Way which links to the main estate road, Great North Way.

