

OFFICE UNIT FOR SALE

UNIT 8 YORK BUSINESS PARK
10 GREAT NORTH WAY
YORK
YO26 6RB



Rare Opportunity To Acquire

**Modern detached office unit
3,825 sq ft approx. (355 sq m)**

- Self contained 2 storey office unit with parking
- Long Leasehold for sale at peppercorn rent

LOCATION

The property is located on Great North Way, York Business Park approximately 2 miles to the Northwest of York City Centre with excellent access to the A1237 York ring road at Nether Poppleton which subsequently connects to Leeds and Harrogate via the A64/A59.

The surrounding area is mixed use in nature comprising a range of offices, industrial, car showroom and retail, forming an established commercial centre on the outskirts of York City Centre.

PLANNING

The current use is an office, designated as Class E, under the new Use Classes Order (2020).

DESCRIPTION

The property comprises a 2-storey recently refurbished detached office unit which provides modern open plan accommodation benefitting from carpeted full access raised floors, suspended ceilings incorporating led lighting and gas fired central heating.

ACCOMMODATION

The property has the following net internal floor areas:

Ground Floor	1,890 sq ft
First Floor	1,935 sq ft
Total	3,825 sq ft

PARKING

The property provides 14 dedicated parking spaces. Further spaces are available by way of separate negotiation.

SERVICES

Mains electricity, gas, water and drainage are connected.

EPC

An EPC has been commissioned and will be available upon request.

RATES

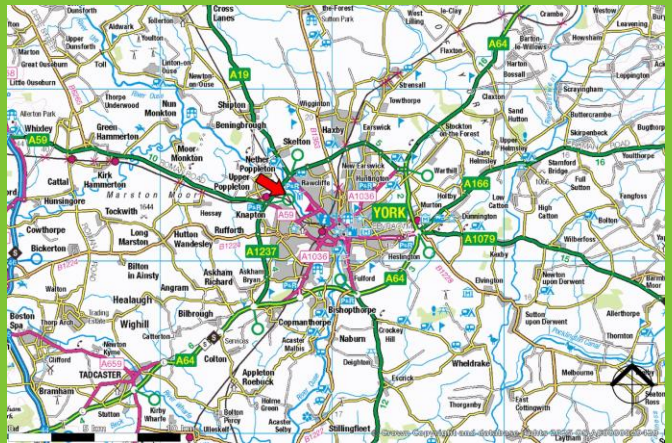
Rateable Value: £37,500
Rates Payable: £16,200

TENURE

The property is available to purchase by way of a new 999 year long leasehold interest at a peppercorn rent.

PRICE

£725,000 plus VAT



VAT

All costs are exclusive of VAT.

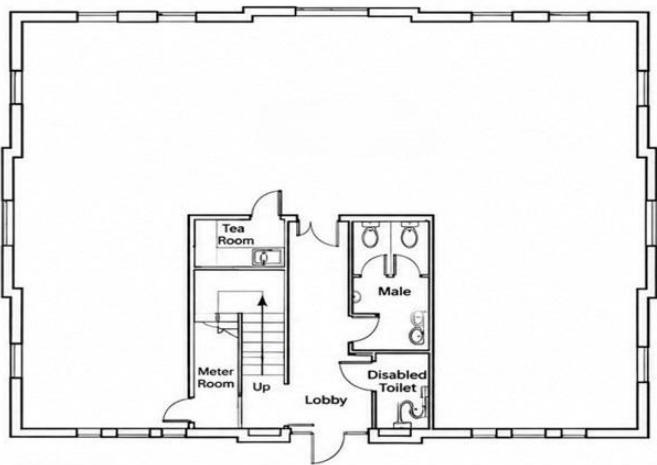
LEGAL COSTS

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

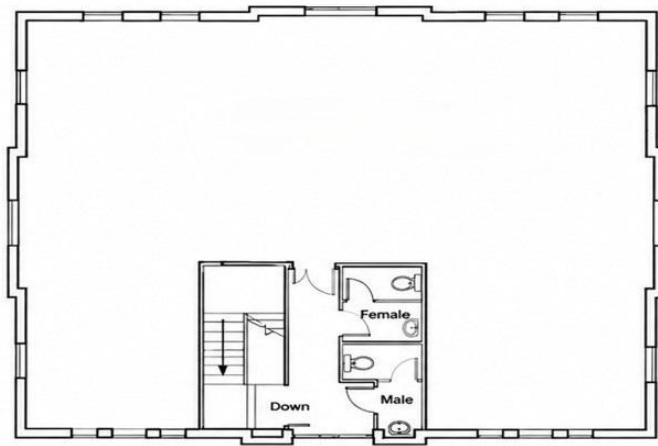
ANTI-MONEY LAUNDERING REGULATIONS

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

INDICATIVE FLOOR PLANS



Ground Floor



First Floor

REFURBISHED TO HIGH STANDARD



EXCELLENT BUSINESS PARK LOCATION



RICS CODE FOR LEASING PREMISES

If you are not represented by a RICS member or other property professional, we are obligated to inform you of the existence of the code for leasing commercial premises and its supplemental guide, and we recommend that you obtain professional advice. A copy of this professional statement is available to download on our website.

FURTHER INFORMATION

For further information or to arrange a viewing please contact the agents.

JOINT AGENTS

Richard Flanagan MRICS
+44 1904 409590
richard@flanaganjames.com

Alastair Gill
+44 1904 622226
Alastair@stapletonwaterhouse.com

STAPLETON
WATERHOUSE

01904 622226



Flanagan James for themselves and for the vendors or lessor of this property for whom they act, give notice that:- i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Flanagan James cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy iii) rents quoted in these particulars may be subject to VAT in addition; iv) Flanagan James will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; v) the reference to any plant, machinery equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements; vi) no employee of Flanagan James has any authority to make or give any representation or warranty or enter into any contract whatever in relation to property. The information contained within these particulars was last verified as at August 2026.