

**Unit 3, George Cayley Drive,
Clifton Moor,
YORK
YO30 4XE**



**INDUSTRIAL PREMISES
SUIT VARIETY OF USES SUCH AS
WORKSHOP, WAREHOUSE AND DISTRIBUTION
TRADE COUNTER/SHOWROOM**

- **Established Business Location**
- **Yorks leading out of town commercial area**
- **Suitable for a range of businesses**
- **Excellent open plan space**
- **Available on a new lease**

TO LET

IMPORTANT NOTICE

McBeath Property Consultancy Ltd, their clients and any joint agents give notice that:

They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

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LOCATION

The property is situated on Kettlestring Lane within the Clifton Moor Industrial Estate, approximately 3 miles north of York City Centre.

Clifton Moor is the most established out-of-town retail and employment area for the City of York and has good access connections to both the city centre, inner ring road and, most notably, the outer ring road.

The property is situated on a site that includes major trade names such as Travis Perkins and City Plumbing.

DESCRIPTION

The subject premises was most recently used as a trade warehouse and comprises a single storey industrial unit of steel portal framed construction clad with insulated double skin profiled sheeting with blockwork inner walls.

The property is completely open plan with a small office, WC and tea point.

The property benefits from a number of features including, concrete slab floor, high eaves height, and a loading door.

Externally the property is accessed directly from George Cayley Drive over a shared access. There is plentiful parking to the front of the unit.

Floor area (GIA) Warehouse - 937.96 sq.m. (10,092 sq.ft.) approx

ASKING RENT

£67,500 per annum exclusive. Plus VAT

RATEABLE VALUE (2017 assessment)

The property has a rateable value of £54,500 and will be subject to the uniform business rate in the pound.

SERVICES

We understand that the property is connected for all mains services, interested parties should make their own enquiries in this regard.

VIEWING AND FURTHER ENQUIRIES

By prior appointment with the Sole Agents.

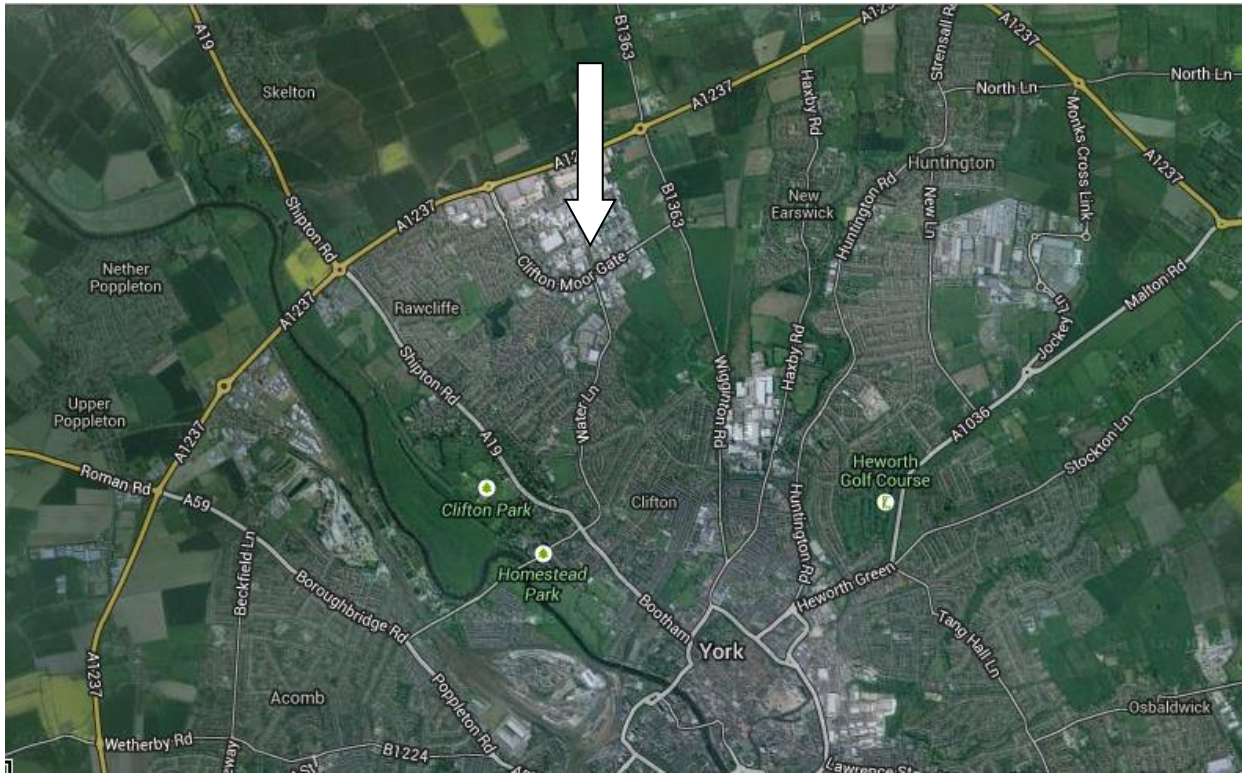
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MCBEATH PROPERTY CONSULTANCY LIMITED

CHARTERED SURVEYORS, AGENTS, VALUERS, DEVELOPMENT CONSULTANTS
 PROPERTY AND LAND SALES, LETTINGS, ACQUISITIONS, APPRAISALS, RENT REVIEWS

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