

ESCRICK BUSINESS PARK

York
YO19 6FD



**A SUPERB PROPERTY ON A HIGHLY REGARDED
DEVELOPMENT OF WAREHOUSE AND INDUSTRIAL UNITS IN
A VERY ACCESSIBLE LOCATION**

229.8 sq.m (2,472 sq.ft.) GIA

Plus mezzanine

- Quality business unit
- Adjacent to A19 York to Selby road
- Established business location
- Close to village shops and amenities
- Quick access to major routes including M62

FOR SALE

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.

Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and McBeath Property Consultancy Ltd have not tested any services, equipment or facilities.

Purchasers must satisfy themselves by inspection or otherwise.

MCBEATH PROPERTY CONSULTANCY LIMITED

MPC

Location

The property is located in a well established business position on Escrick Business Park, which is immediately adjacent to the A19 arterial link between York and Selby. Major routes including the M62, A63 and A64 can all be reached quickly.

The property is situated within an established business development of works and warehouse units that were designed for a range of businesses and enterprises. A wide range of employers are already located at the development, and the availability of a unit at this prestigious business park is a rare opportunity.

Escrick village is a short drive away. The village provides a very good range of amenities including a petrol station with shop and Subway sandwich bar as well as a renowned hotel, restaurant and pub.

Description

This property comprises an industrial unit, of steel portal framed construction which is clad with cavity brick and double skin insulated sheet with timber dressing.

Internally, the property is laid out to provide a main works area with a concrete slab floor, a reception/office, kitchen/canteen at ground floor level and at first floor level an open plan office and a mezzanine storage area. There is a W.C. (DDA compliant).

The property has a sectional up and over loading door. Externally, the unit has parking and a large shared service yard. There is overspill parking on site also.

Floor Areas

The unit has the following approximate floor areas;

Ground floor (incl office and kitchen):	200.3 sq.m. (2,155 sq.ft.)
First floor Office:	29.5 sq.m. (317 sq.ft.)
Mezzanine store:	111.0 sq.m. (1,194 sq.ft.)

Services

The property is connected for mains electricity, water and drainage. There are panel heaters to the offices. The property has high bay halogen lighting and LED lighting the underside of the mezzanine.

Rateable Value

The property has a rateable value of £13,000 (subject to the uniform business rate).

Sale Price

The property is available for purchase at a price of £250,000 plus VAT.

Further Enquiries

Please contact the Sole Agents, MPC Limited, andrew@mcbeathproperty.co.uk or 07725 416002 or 01904 692929.

Subject to Contract – 041217

IMPORTANT NOTICE

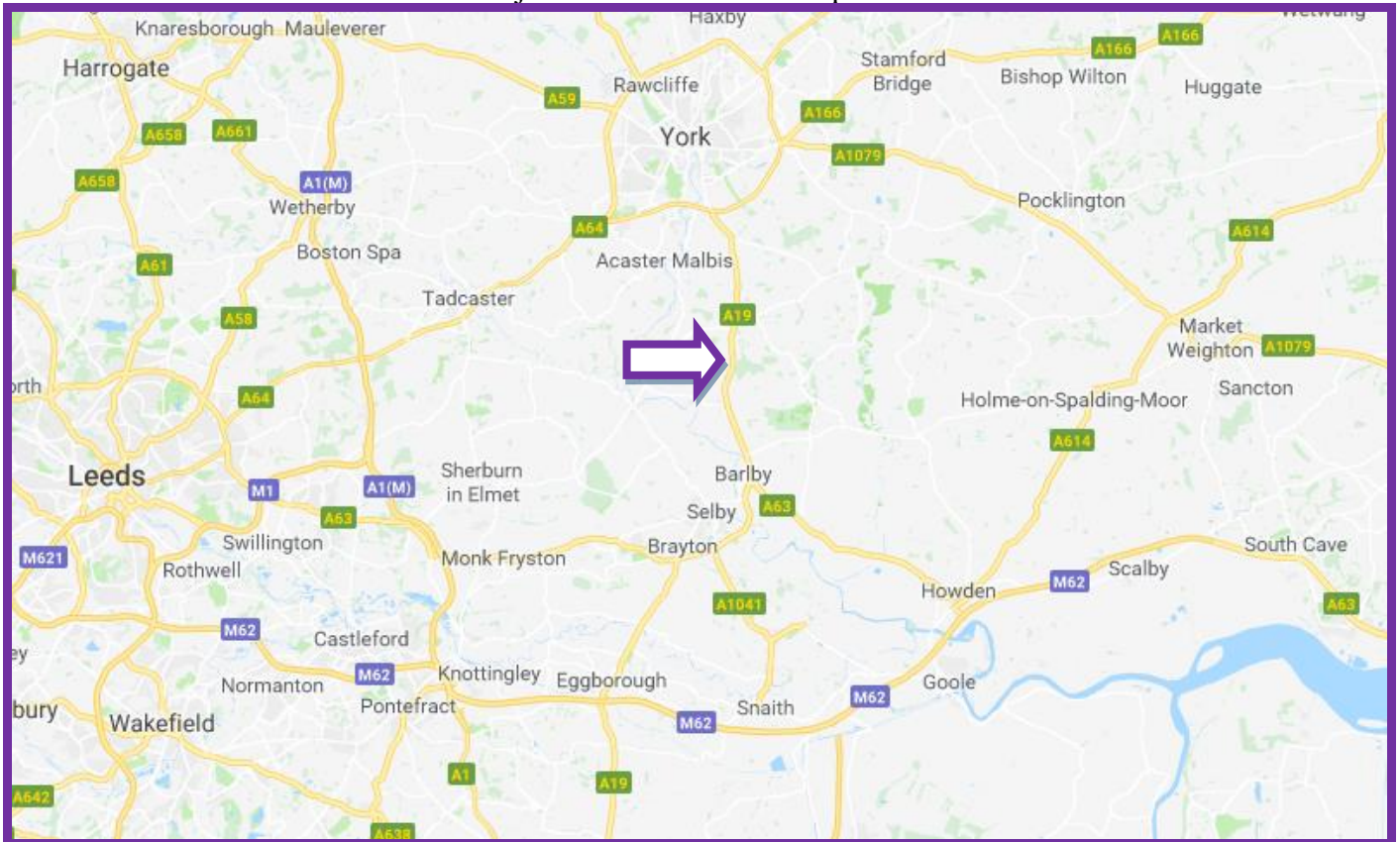
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adjacent units at the development



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