

# **Roxby Park Industrial Estate**

## **EASINGWOLD**

### **YO61 3EF**

**A good quality building with a large shared yard area  
in a strategic location**



- \* Versatile Premises**
- \* Open Plan layout**
- \* Suit variety of businesses (subject to planning)**
- \* Well established business location**
- \* Exceptional road connections**
- \* Close to Easingwold town centre**

## **FOR SALE or 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.

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.

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MPC

## **LOCATION**

The property is situated on Roxby Park Industrial Estate on York Road on the outskirts of Easingwold. The Estate is situated with access directly from York Road which provides quick connections to the A19. The area generally is now established as an employment location for the town.

Easingwold is a thriving market town with an affluent catchment. The town is only 9 miles north of York and has excellent road links. The town is adjacent to the A19 offering excellent connection to the A1 and the North-East.

## **DESCRIPTION**

We are able to offer this versatile building, which can be offered for sale or rent.

The building is the main part of a semi detached of steel portal framed construction and is clad with cavity brick and profiled cladding with an even pitched roof which has polyurethane foam insulation. There is a concrete slab floor and overhead halogen lighting units.

The property is laid out to provide an open plan workshop and/or warehouse premises with a small glazed reception/office.

The property is fitted with an electrically operated roller shutter loading door, to the inside of which are removable security bollards.

Externally, the buildings benefit from a substantial shared, concrete-laid loading yard. The Estate benefits from 2 points of access to/from York Road.

## **FLOOR AREA**

The property has a gross internal floor area of approximately 441 sq m (4750 sq ft)  
Eaves height 5.4m (max)

Adjoining space of approximately 1,250 sq ft can be added if required. This will be at additional cost, please contact the agents for details.

## **SERVICES**

The property is connected for mains electricity, water and drainage

## **TERMS**

The building can be offered for sale  
or for lease on a new full repairing and insuring lease for a term of years to be agreed.

## **PRICING**

Sale Price - £285,000

Rent - £25,000 per annum exclusive.

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## **VAT**

The rental will be subject to VAT at the applicable rate

## **RATES**

Interested parties should make their own enquiries with Hambleton District Council regarding rates.

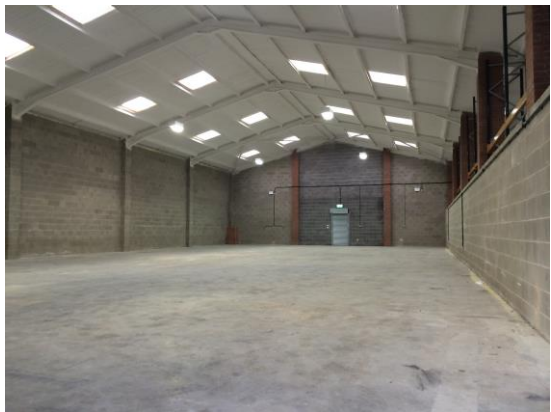
## **EPC (Energy Performance Certificate)**

To be provided on request as and when available.

## **VIEWING AND FURTHER ENQUIRIES**

Please contact this office to make further enquiries and please note that all viewings should be carried out by prior appointment with the sole agents.

Subject to contract – 010117



MCBEATH PROPERTY CONSULTANCY LIMITED

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

2 CLIFTON MOOR BUSINESS VILLAGE, JAMES NICOLSON LINK, YORK, YO30 4XG

TEL 01904 692 929 FAX 01904 690 488 WEB [mceathproperty.co.uk](http://mceathproperty.co.uk)

REGISTERED IN ENGLAND NO. 5491610

MPC

A19 north

to A19 North



A19 south to York

The Property

to A19 South



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