

# Rudgate Business Park TOCKWITH, YORK YO26 7RD

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



- \* **Versatile Premises**
- \* **Open Plan works/store with mezzanine**
- \* **2 storey office and staff welfare facility**
- \* **Suit variety of businesses (subject to planning)**
- \* **Well established business location**
- \* **Excellent road connections**

## 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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## LOCATION

The property is situated on a small but well established business park which is easily accessible and forms part of a larger industrial area.

The property is well positioned for access to a number of major roads including the A59, A64, and A1(M).

The immediately surrounding area is primarily agricultural, although as well as Rudgate Business Park, there is the adjacent Marston Moor Business Park.

York is the nearest urban centre which provides an extensive range of amenities and services including excellent rail and bus links, a good variety of shops and eating establishments and a wide cross section of businesses including professional services.

The citys economic base continues to involve the traditional industries of rail, confectionery, building contracting and a core of professional services and local government. However a number of new high-tech industries have started to become established in the city, including marine engineering, information technology and precision engineering. Rudgate Business Park is reflective of this diverse business sector with a number of different industry types being represented.

## DESCRIPTION

The subject property is a purpose built works building of steel portal framed construction within which there is a 2 storey office, trade counter and staff welfare facility. The workspace is open plan and benefits from a mezzanine floor. The loading area is full height and the building therefore provides a functional and space efficient workspace.

It comprises a number of industrial features including a roller shutter loading door, solid concrete floor and 3 phase power supply. There is also LED strip lighting and an oil fired boiler which is currently de-commissioned.

Externally, the property has shared rights of access and the ownership extends to approximately 8m from the front elevation of the building.

The building has mains electricity and water and drains into a septic tank.

## FLOOR AREA

We believe the property has gross internal floor areas of approximately;

Ground Floor -	3,427 sq ft	
First Floor office –	635 sq ft	
<b>Total -</b>	<b>4,064 sq ft</b>	
(Additional Mezzanine storage -		1,818 sq ft)

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## SERVICES

The property is connected for mains electricity, water and septic tank drainage

## TERMS

The building can be offered for sale or lease

## PRICING

Sale Price - £285,000

Rental - £26,500 per annum

## VAT

All costs are 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.

[andrew@mcbeathproperty.co.uk](mailto:andrew@mcbeathproperty.co.uk) or 07725 416002 Andrew McBeath

Subject to contract – 300418rev250618



### MCBEATH PROPERTY CONSULTANCY LIMITED

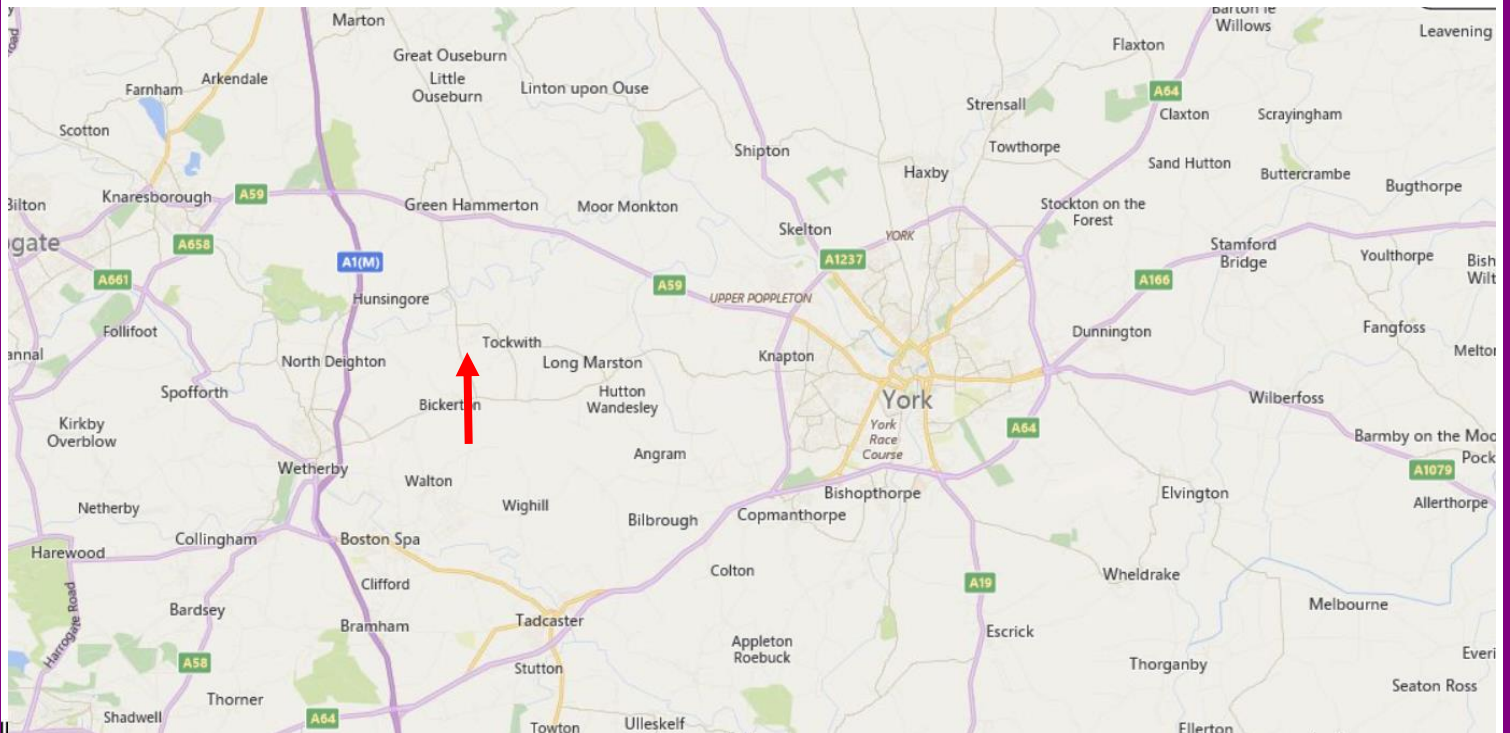
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2 CLIFTON MOOR BUSINESS VILLAGE, JAMES NICOLSON LINK, YORK, YO30 4XG

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

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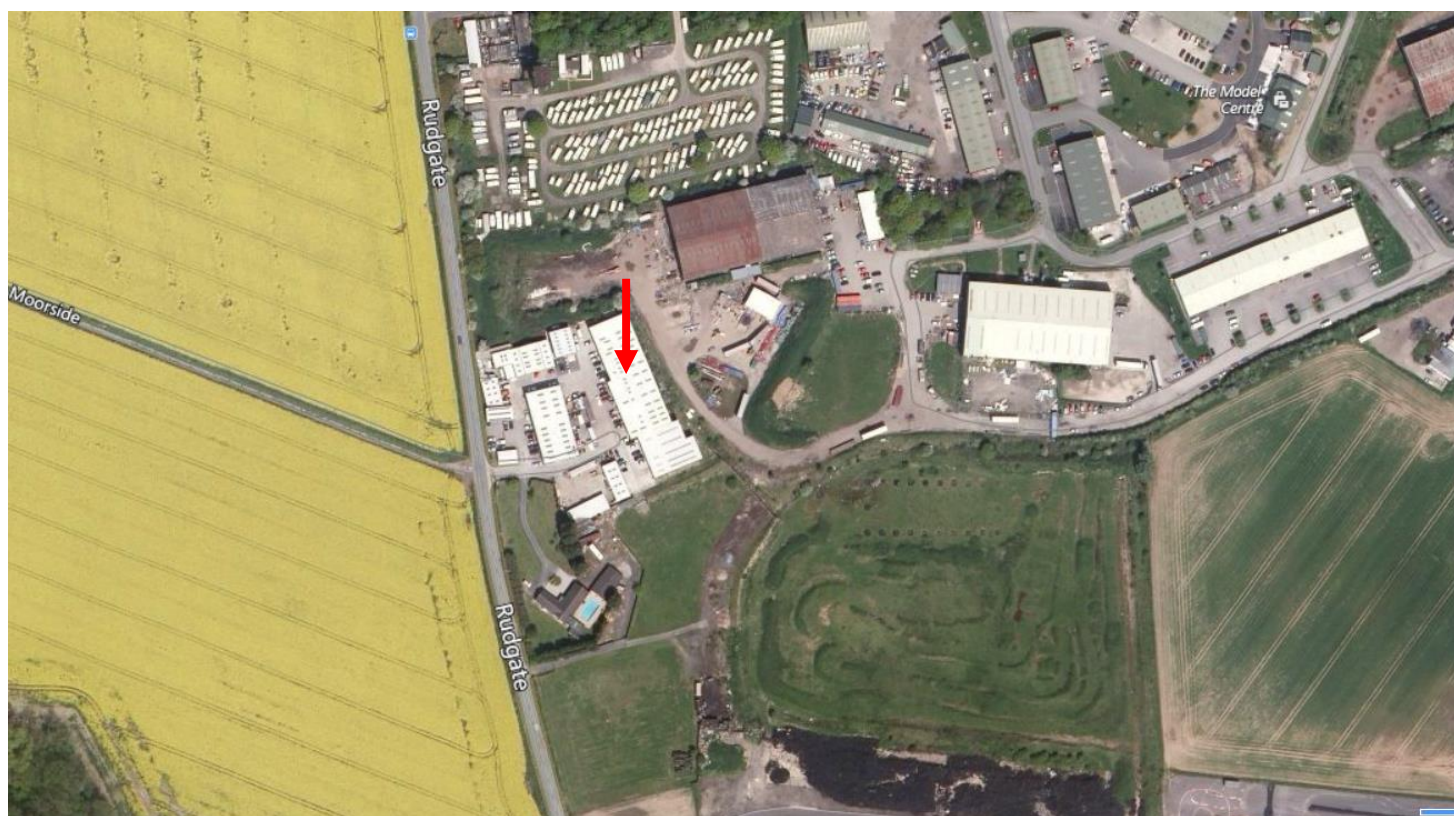
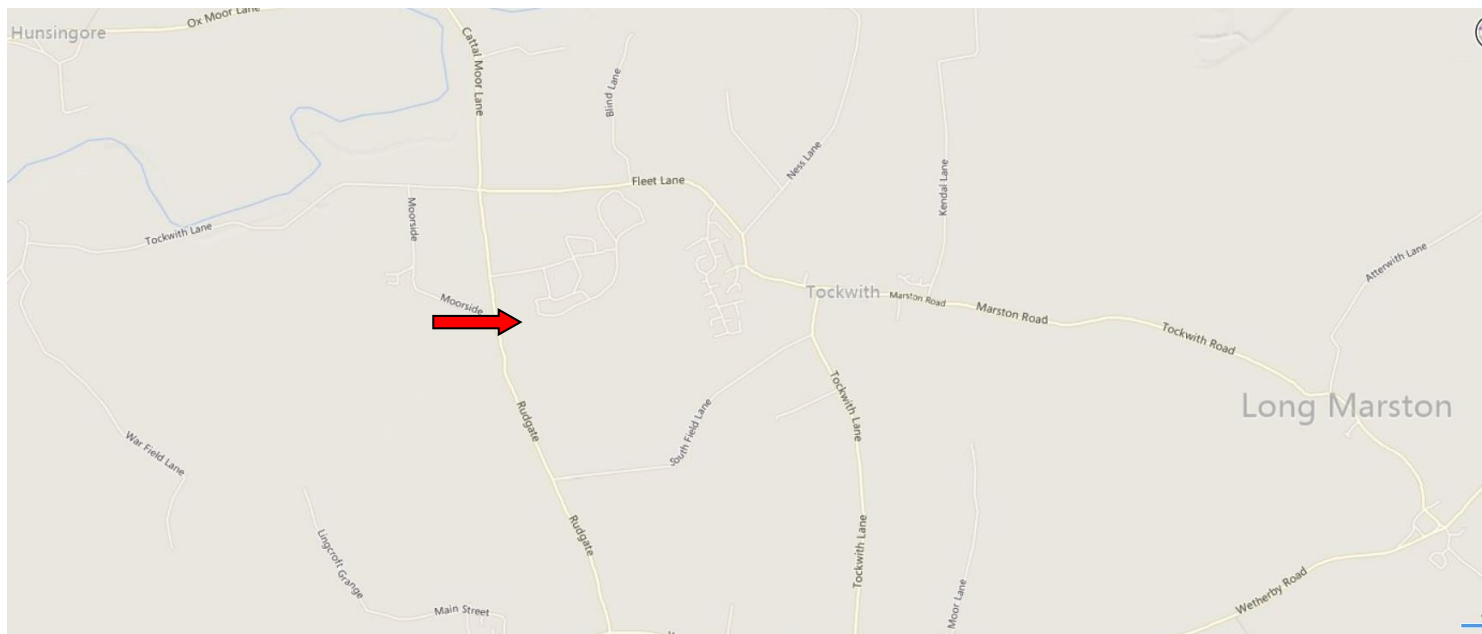


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