

FOR SALE

Lease considered



**Unit 8 Harrier Court, Airfield Industrial Estate
ELVINGTON
YORK YO41 4EA**

- **Modern industrial and office space**
- **Good range of internal accommodation**
- **2 semi-detached units combined into one**
- **Kitchen and Canteen**
- **Car parking**
- **Excellent established business park**
- **Suit wide range of uses**

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 within Harrier Court on Airfield Industrial Estate, which is accessed from Elvington Lane which is the link road between the village of Elvington and the A1079 Hull Road, at the junction with A64 east of York. The property therefore has good road connections to the local and regional road network, including the A1(M). There is a regular local bus service with stops nearby

The property is situated within walking distance or a short drive of Elvington village which offers a range of amenities.

The extensive retail and leisure facilities of Monks Cross can be reached in approximately 10 minutes.

Airfield Industrial Estate comprises a high quality business environment with a range of modern industrial and business facilities.

Description

The property comprises 2 semi-detached units which have been combined into a single property. The property is of modern steel portal framed construction clad with insulated pre-cast panels to the elevations and to the even pitched roof.

The unit is laid out to provide a range of accommodation over ground floor and mezzanine including open plan workshop and storage areas, offices, design studios and smaller ancillary rooms.

There are kitchen/canteen and WC facilities. Both parts of the property have loading doors to the front elevation opening to the loading and parking yard area.

The unit is provided with a range of features typically found in industrial and commercial buildings of this nature, such as:

1. Solid concrete flooring.
2. Sodium/halogen lighting.
3. Sectional loading doors.
4. Offices with perimeter trunking and fluorescent diffused lighting
5. Kitchen/W.C. facilities.
6. Powder coated aluminium double glazing to the windows and entrance doors
7. 3 phase electricity
8. Heating to the offices and workshops

Externally, the unit has a tarmac surfaced loading yard and parking bays.

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Floor Area (NIA)

Ground Floor 530.64 sq m (5,710 sq ft) approx.

First Floor/Mezzanine 308.23 sq m (3,317 sq ft) approx

Externally

Car parking is provided to the front of the property together which can be supplemented with on street parking.

Services

We are advised that the property is connected for all mains services including 3 phase power and includes a gas fired central heating system.

Asking Price

£625,000.

Consideration will be given to splitting the units. Please contact the agents for details.

Lease

The owner may also consider offering a new full repairing and insuring lease for a period of years to be discussed. Please contact the agents for rental details.

Rateable Value

Our enquiries suggest that the property has a rateable value of £36,500 (subject to the uniform business rate in the £) however we recommend that interested parties should make their own enquiries in this regard.

VAT

All prices will be subject to VAT at the applicable rate, where appropriate.

Viewing

Viewings are by prior appointment with the sole agents McBeath Property Consultancy andrew@mcbeathproperty.co.uk 01904 692929 or 07725 416002.

Subject to Contract – 061118



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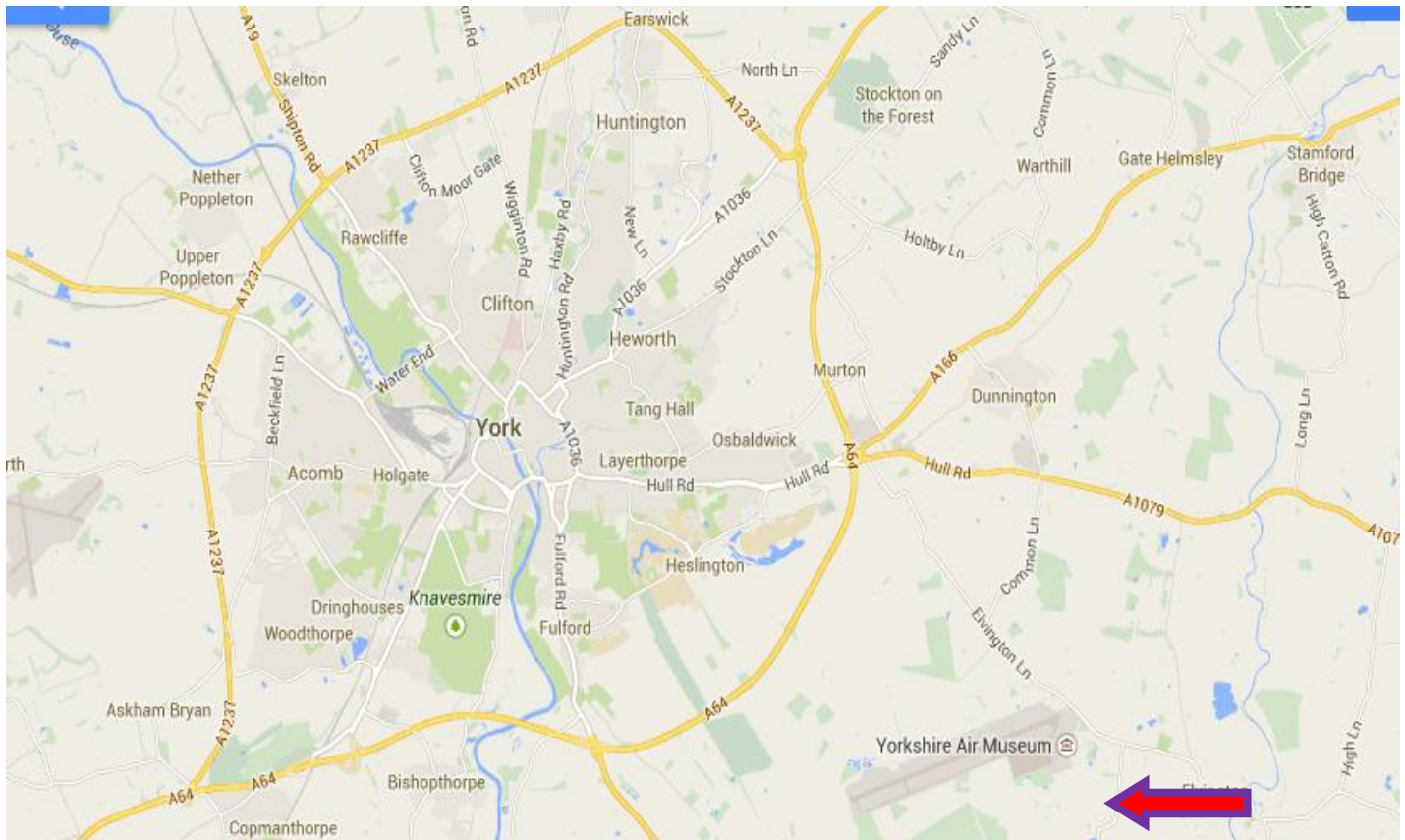
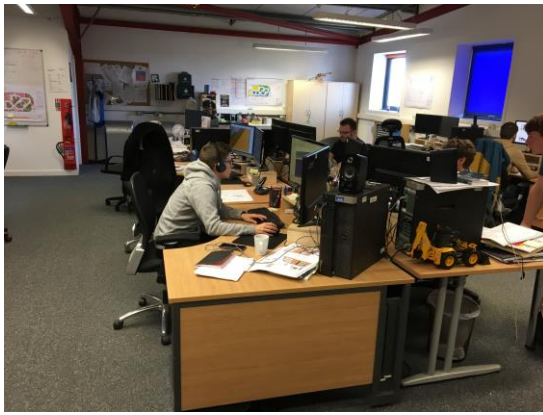
CHARTERED SURVEYORS, AGENTS, VALUERS, DEVELOPMENT CONSULTANTS
PROPERTY AND LAND SALES, LETTINGS, ACQUISITIONS, APPRAISALS, RENT REVIEWS

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

TEL 01904 692 929 FAX 01904 690 488 WEB mcbeathproperty.co.uk

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