

**18-20 Alan Farnaby Way  
SHERIFF HUTTON INDUSTRIAL PARK  
YORK  
YO60 6PG**

**INDUSTRIAL UNIT**



- **Excellent Established Location**
- **6,088 sq ft plus 3,567 sq ft mezzanine approx**
- **Short distance to range of 2 villages amenities**
- **3 phase power**
- **Large yard area**
- **Internal offices and kitchen**

**FOR SALE or TO LET**

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 [mbeathproperty.co.uk](http://mbeathproperty.co.uk)

REGISTERED IN ENGLAND NO. 5491610

**M|P|C**

## **LOCATION**

This unit forms part of the highly successful Sheriff Hutton Industrial Park, situated approximately 4 miles north of the North York Ring Road, between the villages of Sheriff Hutton and Strensall. The Industrial Park has become established as a very popular location for a wide range of businesses, including Woodhouse Barry Construction, The Monster Group, Poppy Catering, The WHL Group, and many others.

## **DESCRIPTION**

The units are of steel portal framed construction, clad with cavity brick and double skin metal insulated metal decking elevations with even-pitched double skin insulated metal decking clad roof.

The unit has concrete floors and is provided with an office, 2 W.C.s and fitted kitchen with plumbing for a washing machine, at ground floor level and mezzanine storage and offices at first floor level. The main loading area is full height.

There is a sectional loading door and high-bay sodium lighting to the main work area. The works space is heated by way of an oil fired space heater.

The unit has a large tarmacadam loading and parking area to the front.

## **FLOOR AREAS**

Ground Floor 565.8 sq m (6,088 sq ft)

and

Mezzanine 331.5 sq m (3,567 sq ft) approx. (includes 63.5 sq m offices)

## **ASKING PRICE**

£535,000

**We are also able to offer a lease on the property. Please contact the agents for lease and rent information.**

## **RATEABLE VALUE**

Please make enquiries with the Local Authority.

## **SERVICES**

Mains electricity (including 3-phase, water and drainage are available to the site.

## **VAT**

Unless otherwise advised interested parties should assume that the price and rent will be subject to VAT at the applicable rate.

### **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.

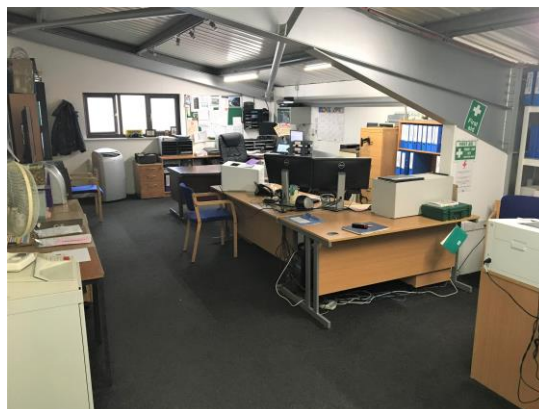
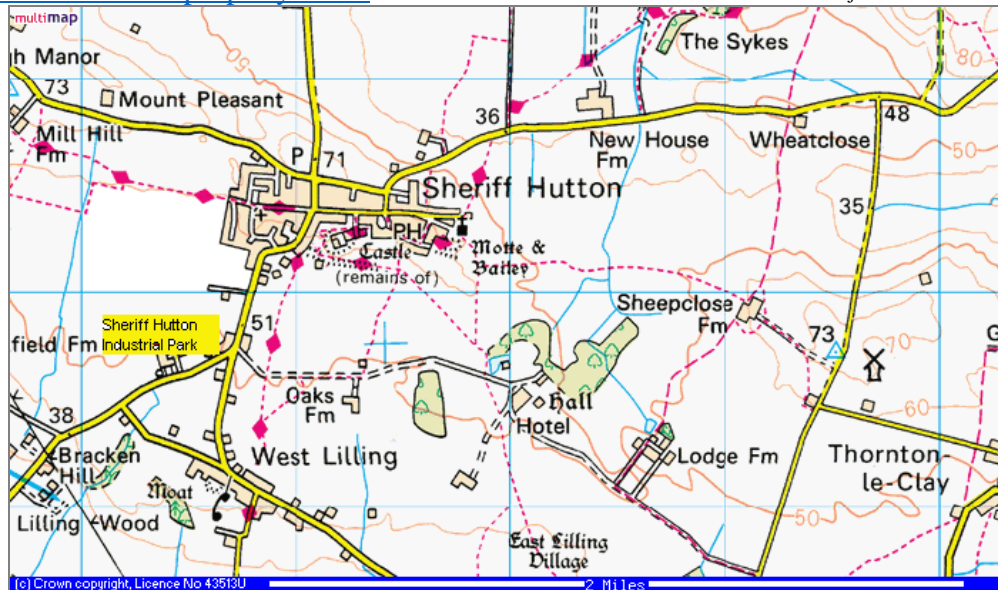
Purchasers must satisfy themselves by inspection or otherwise.

## VIEWING ARRANGEMENTS

Sheriff Hutton Industrial Park can be inspected externally at any time. Interested parties can view completed properties by prior arrangement.

## FURTHER INFORMATION

For further information, including floor plans, please contact the sole Agents on [andrew@mcbeathproperty.co.uk](mailto:andrew@mcbeathproperty.co.uk) 07725 416002 Subject to contract 121218



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