

SHERIFF HUTTON INDUSTRIAL PARK

YORK YO60 6PG



INDUSTRIAL/BUSINESS UNIT

- **Excellent Established Location**
- **Unit of 2,000 sq ft GIA approx.**
- **Versatile layout**
- **Offices**
- **3 phase power**

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 mcbeathproperty.co.uk

REGISTERED IN ENGLAND NO. 5491610

MPC

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.

There is a full range of amenities in the nearby villages including the Tesco Express in Strensall.

DESCRIPTION

The unit is 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 a concrete floor and is currently fitted out to provide an open plan works area, offices, WCs and tea-point/break out area. Alternative layouts can be considered.

The unit also provides a roller shutter loading door and high-bay sodium lighting to the main work area.

There is a good sized shared external loading and parking area.

FLOOR AREAS

185 sq m (2,000 sq ft) approx..

RENT

£15,000 per annum

RATEABLE VALUE

Please make enquiries with the Local Authority.

SERVICES

Mains electricity, water and drainage are available to the site.

VAT

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

VIEWING ARRANGEMENTS

Interested parties can view the property internally by prior arrangement.

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.

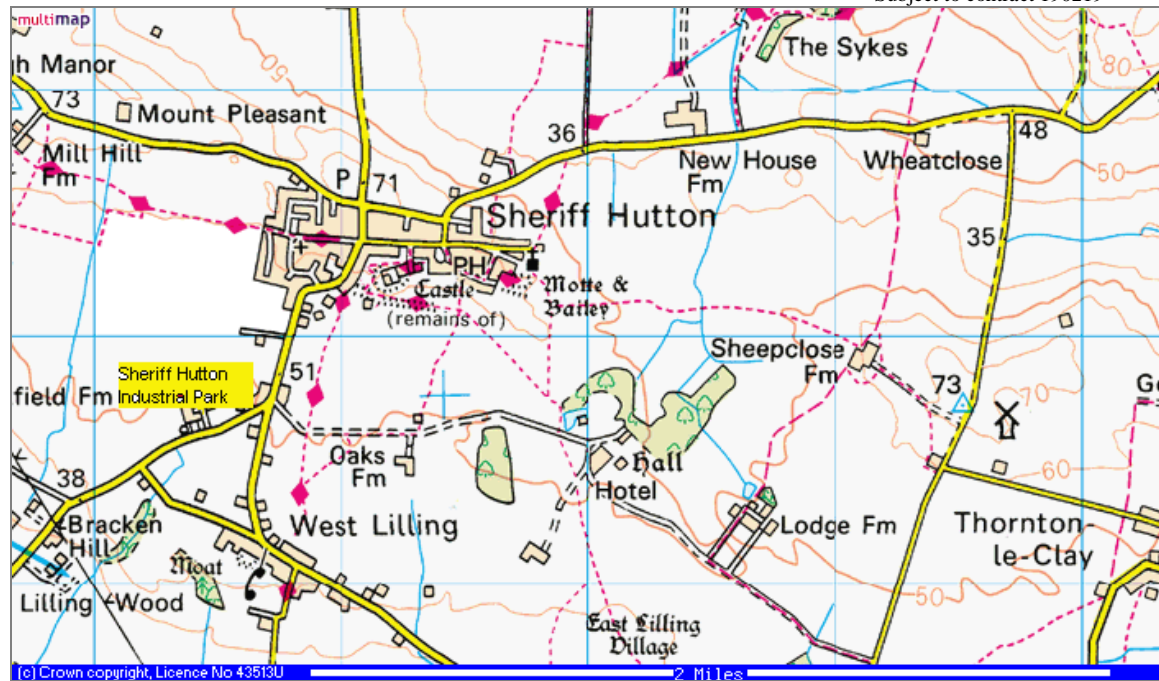
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Purchasers must satisfy themselves by inspection or otherwise.

FURTHER INFORMATION

For further information, including floor plans, please contact the sole Agents on andrew@mcbeathproperty.co.uk 07725 416002 or 01904 692929

Subject to contract 190219



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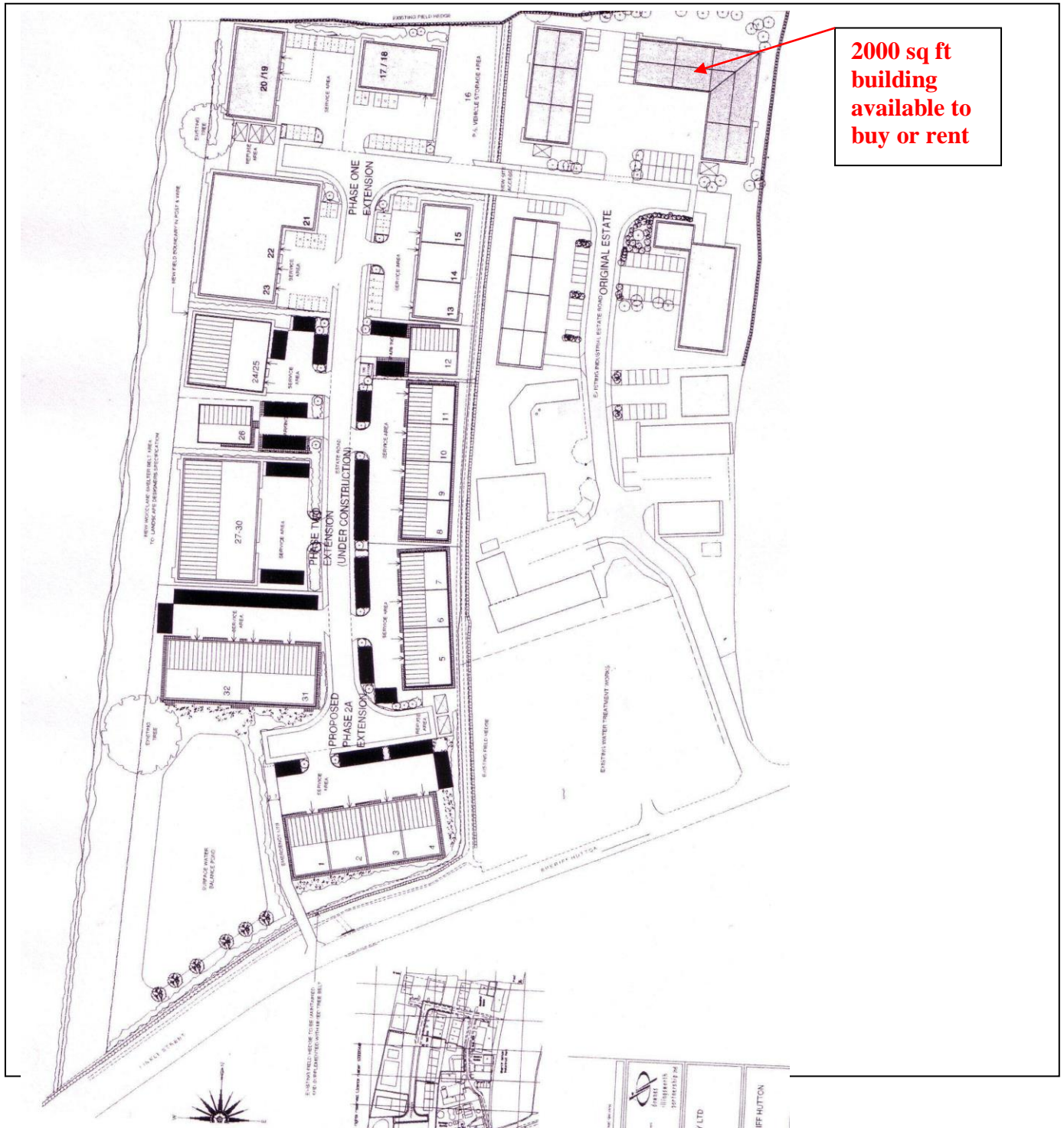
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