

**Stamford Bridge Road
DUNNINGTON
YORK YO19 5LJ**



- **Industrial Unit/warehouse**
- **1730 sq ft approx. plus office/store rooms**
- **Large shared yard area**
- **Established business location**
- **Adjacent to main A road**
- **Excellent access to York and main routes**

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.

Location

The unit is situated with direct frontage to the A166 approximately 3 miles east of York city centre and a short distance from the A64. The property therefore has good road connections to the local and regional road network, including the A1(M).

York is one of the worlds most recognised cities with a rich history that attracts visitors from around the globe. It is also an established and growing commercial centre with a wide range of industries and an enviable quality of life.

The subject property is situated within walking distance or a short drive of the popular service village of Dunnington which offers a good range of shops and amenities.

Description

The property comprises a workshop/warehouse building which forms part of a portal framed building with part solid elevations and part insulated cladding to the elevations and pitched roof. The unit is open plan in layout and benefits from a mezzanine area to the rear and offices. A roller shutter loading door opens to a rear shared yard and circulation area.

There is a parking area to the front of the unit.

The property will provide a fitted kitchen and WC.

The building has a concrete floor, electric supply and good eaves height.

Floor Areas (GIA) approx.

Warehouse/workshop	161.57 sq m	(1,738 sq ft) approx.
Offices/Store 1	18.58 sq m	(200 sq ft) approx.
Offices/Store 2	23.90 sq m	(257 sq ft) approx.

Services

We are advised that the unit is connected for mains services including 3 phase power, water and drainage.

Lease

The unit is available on a new full repairing and insuring lease for a period of years to be discussed.

Asking Rental

£12,950 per annum

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Rateable Value

The property is due to be separately rated.

Interested parties are recommended to make their own enquiries.

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 07725 416002 or 01904 692929.

Subject to Contract – 150419



MCBEATH PROPERTY CONSULTANCY LIMITED

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

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MPC



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