

Rufforth YORK YO23 3QA

Land and Buildings in an accessible location



The aerial shows the approximate extent of our clients ownership only, not what is available

- * **Versatile Site and Premises**
- * **Storage Land**
- * **Warehousing/workshops (subject to availability)**
- * **Suitable for storage/distribution uses (subject to planning)**
- * **Well established business location**
- * **Excellent road connections**

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 an established business site which is easily accessible.

The property is situated close to the A1237 North York Ring Road and is therefore well positioned for access to a number of major roads including the A59, A64, and A1(M).

The immediately surrounding area is primarily agricultural, but the site is only a short distance west of the City of York and is close to the village of Rufforth.

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 City's 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 substantial site which is developed with a range of interlinking (in part) buildings currently being used by transport and distribution operators. The buildings are suitable for use by similar businesses and include roller shutter loading doors, 3 phase electricity and high eaves heights.

Units could range in size from approximately 2900 sq ft up to circa 20,000 sq ft.

Interested parties should contact the agents for current availability.

There is also an area of land within the site which is approximately 1.5 acres and which can be separately leased.

PLANNING

The owners have a certificate of lawful use for the current operations carried out on site; a bus company depot and a distribution firm. We believe that additional uses within the same planning context will be suitable, however interested parties should take their own advice.

SERVICES

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

TERMS

The buildings and land can be offered to let on new full repairing and insuring leases.

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RENTALS (current availability)

Workshop unit approx. 2890 sq ft
Asking Rental £14,500 per annum.

Warehouse unit approx. 19,500 sq ft
Asking Rental on application according to tenants requirements

Storage Land – Asking rental £35,000 per annum

VAT

All costs are subject to VAT at the applicable rate

RATES

Interested parties should make their own enquiries with City of York Council.

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 or 07725 416002 Andrew McBeath

Subject to contract – 200519



Approximate boundary only

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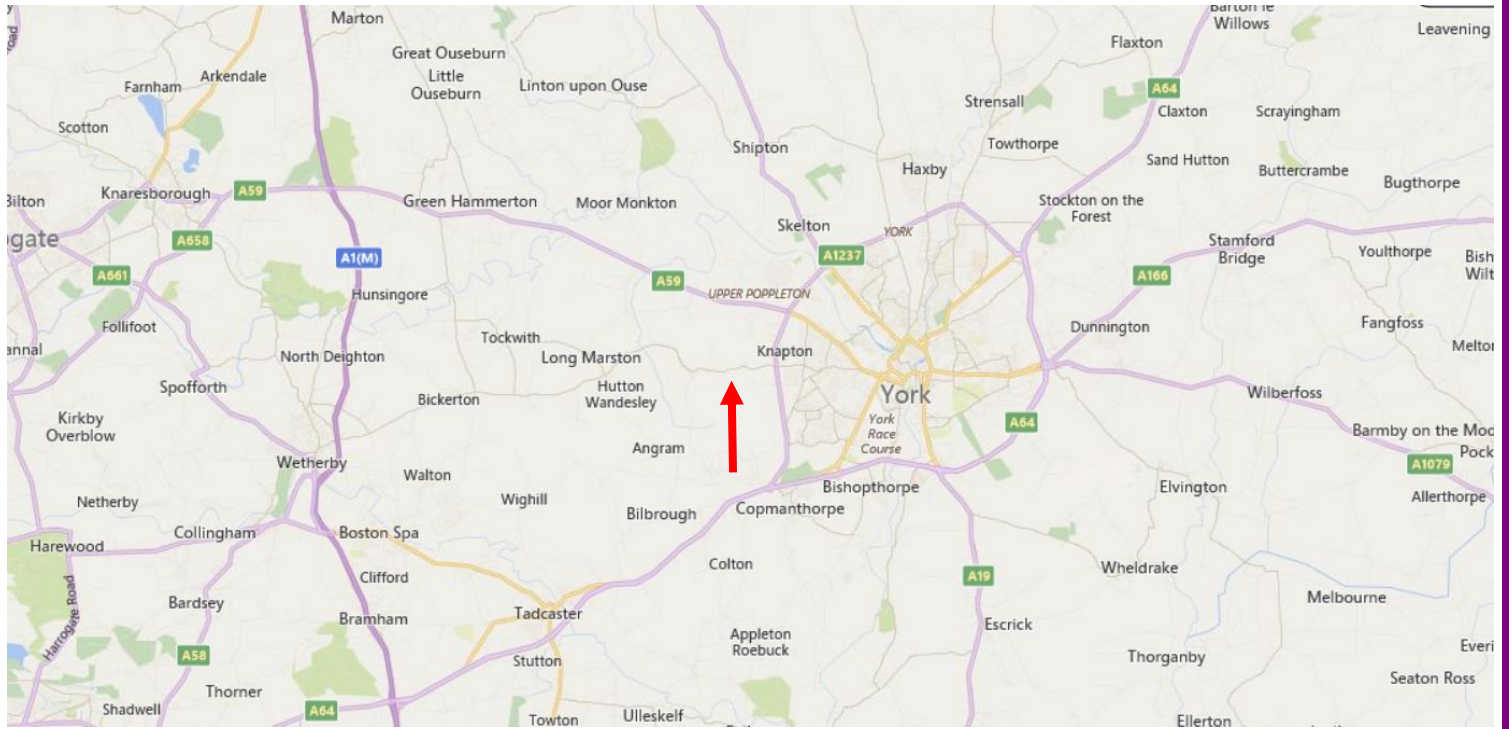
CHARTERED SURVEYORS, AGENTS, VALUERS, DEVELOPMENT CONSULTANTS
PROPERTY AND LAND SALES, LETTINGS, ACQUISITIONS, APPRAISALS, RENT REVIEWS

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