

Industrial Property Full Sutton Industrial Estate, York YO41 1HS



TO LET

- **Excellent self contained commercial premises**
- **Accessible location**
- **Well established Industrial Estate**
- **Prominent Estate position**
- **Good road access to York and other towns and villages**

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 property is located approximately 8 miles east of the city of York with good access to the A166 and A64. The market towns of Pocklington and Malton can be reached within 15 minutes. The property is situated on Full Sutton Industrial Estate a well established location for business occupiers.

Description

The property comprises a self contained site developed with a detached unit of steel portal framed construction clad with cavity brick and insulated sheet elevations and insulated sheet pitched roof. Internally the property provides good quality 2 storey, reception and works offices with WCs and kitchen facility. The offices are gas centrally heated, have suspended ceilings with integral lighting, and have double glazed windows.

There are 2 main interconnecting workshop/warehouse areas to the front and rear respectively which each have an electrically operated roller shutter loading door. The floors are of concrete slab and there is high bay lighting. There is a separate works WC and sink unit.

The property is fitted with CCTV.

Externally there is a front parking and loading yard, and a side access lane leads to a large rear yard.

Floor Areas

The property has the following approximate floor areas which are based on gross internal measurements;

Ground floor offices	94.27 sq m (1014 sq ft) (excludes the WCs and kitchen)
First floor offices	130.11 sq m (1400 sq ft)
Front works area	282.24 sq m (3037 sq ft)
Rear works area	336.62 sq m (3622 sq ft)
Total	843.22 sq m (9,073 sq ft)

Lease Terms

The property is available on a new full repairing and insuring lease for a period of years to be agreed. Depending on lease length a rent review may be included.

Asking Rental

£38,500 per annum exclusive.

Consideration may be given to a sale of the property. Please contact the agents for more details.

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VAT

Interested parties must make their own enquiries regarding liability but should assume that all charges are subject to VAT.

Viewing/Further Information

All enquiries to: McBeath Property Consultancy Limited, Andrew McBeath
andrew@mcbeathproperty.co.uk, 07725 416002



MCBEATH PROPERTY CONSULTANCY LIMITED

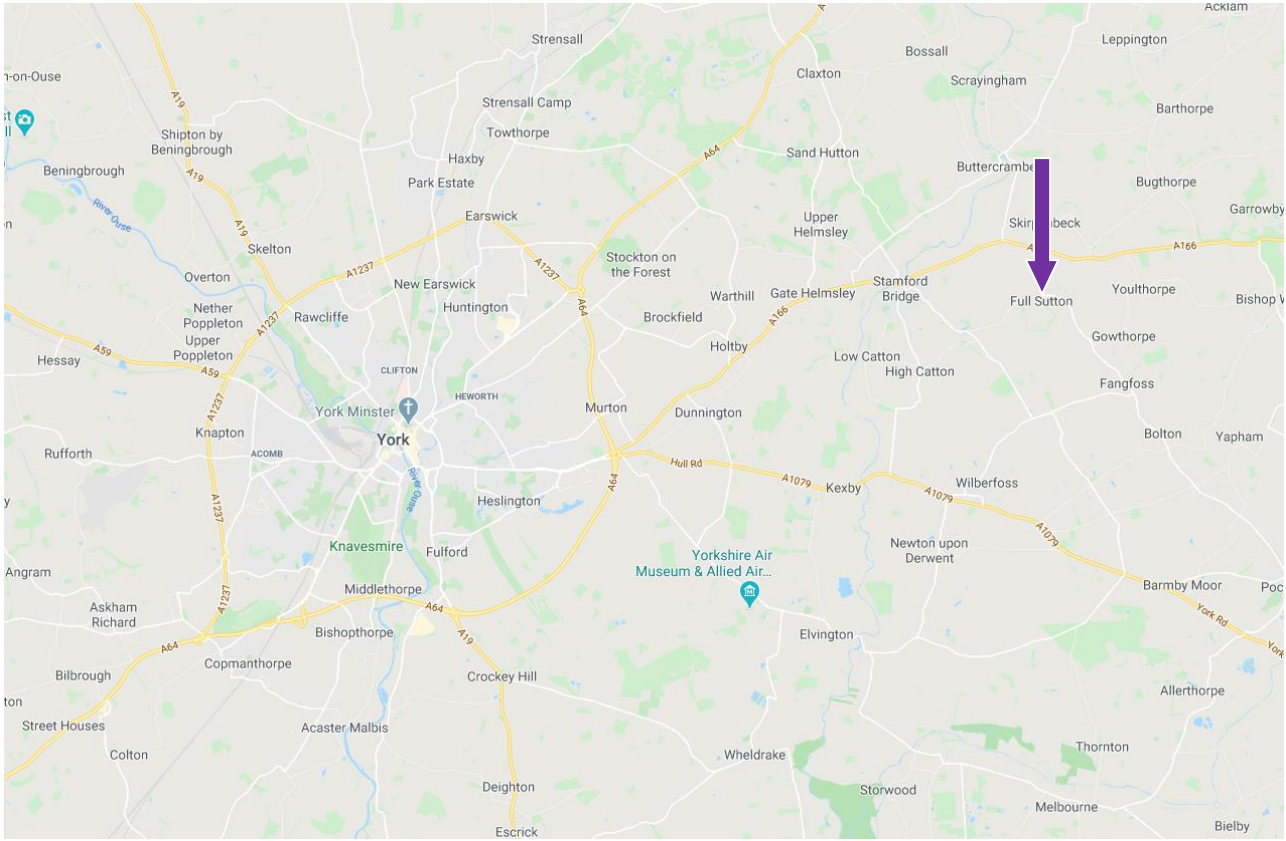
CHARTERED SURVEYORS, AGENTS, VALUERS, DEVELOPMENT CONSULTANTS
PROPERTY AND LAND SALES, LETTINGS, ACQUISITIONS, APPRAISALS, RENT REVIEWS

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Approximate boundary only – not to be relied on

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