

31 Alan Farnaby Way
SHERIFF HUTTON INDUSTRIAL PARK
YORK YO60 6PG



INDUSTRIAL UNIT

- **Excellent Established Location**
- **Short distance to 2 villages amenities**
- **3 phase power**
- **Large yard area**
- **Internal offices and kitchen**
- **Ideally suited to a range of uses (subj. to planning)**
- **Fixtures and fittings included as required**

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

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, Sheriff Furniture, The WHL Group, Alstoe Limited and many others.

DESCRIPTION

The property is an end terraced unit 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 works/storage, office, W.Cs. and tea point at ground floor level and mezzanine storage at first floor level.

There is a sectional loading door and high-bay sodium lighting to the main work area. The workspace is heated by way of an oil fired warm air blower.

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

FLOOR AREAS (approx. to GIA)

Ground Floor 281.66 sq m (3,030 sq ft)

and

Mezzanine 18.90 sq m (203 sq ft) approx.

ASKING RENT

£22,500 per annum

VAT

Interested parties must make their own enquiries relating to VAT liability.

RATEABLE VALUE

From enquiries made on the VO website we believe the property has a rateable value of £12,250 subject to the uniform business rate.

SERVICES

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

EPC

Please contact the agents to request a copy of the EPC

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

Please contact the sole agents andrew@mcbeathproperty.co.uk or 07725 416002

Subject to contract 280120



MCBEATH PROPERTY CONSULTANCY LIMITED

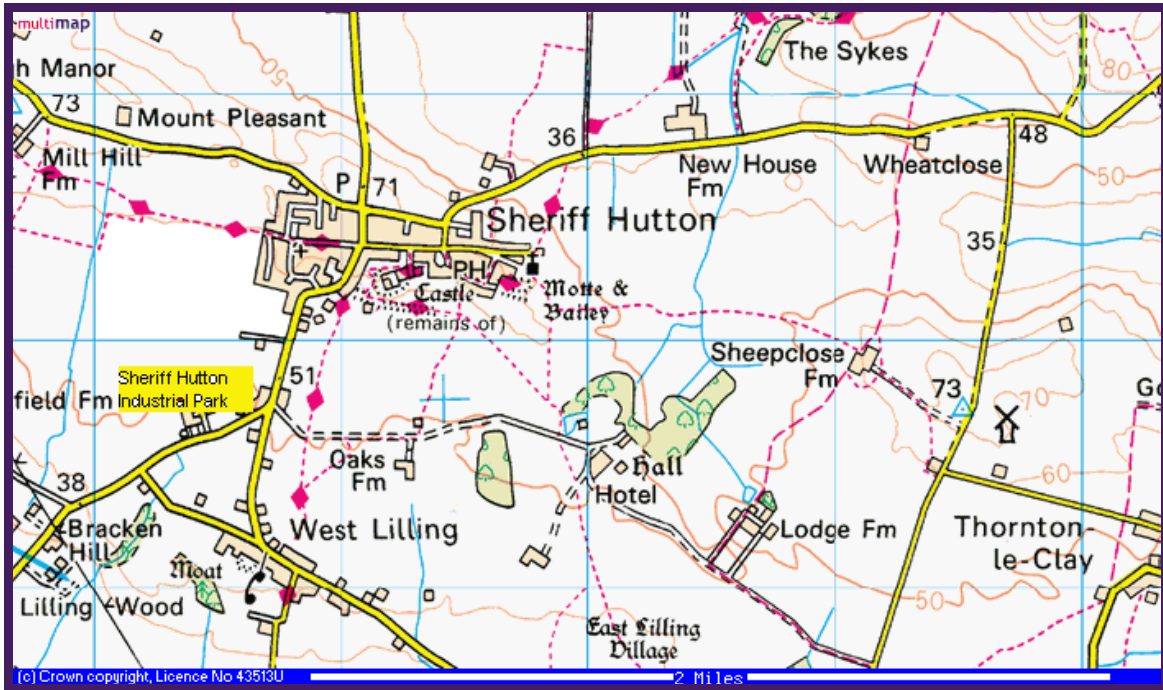
CHARTERED SURVEYORS, AGENTS, VALUERS, DEVELOPMENT CONSULTANTS
PROPERTY AND LAND SALES, LETTINGS, ACQUISITIONS, APPRAISALS, RENT REVIEWS

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



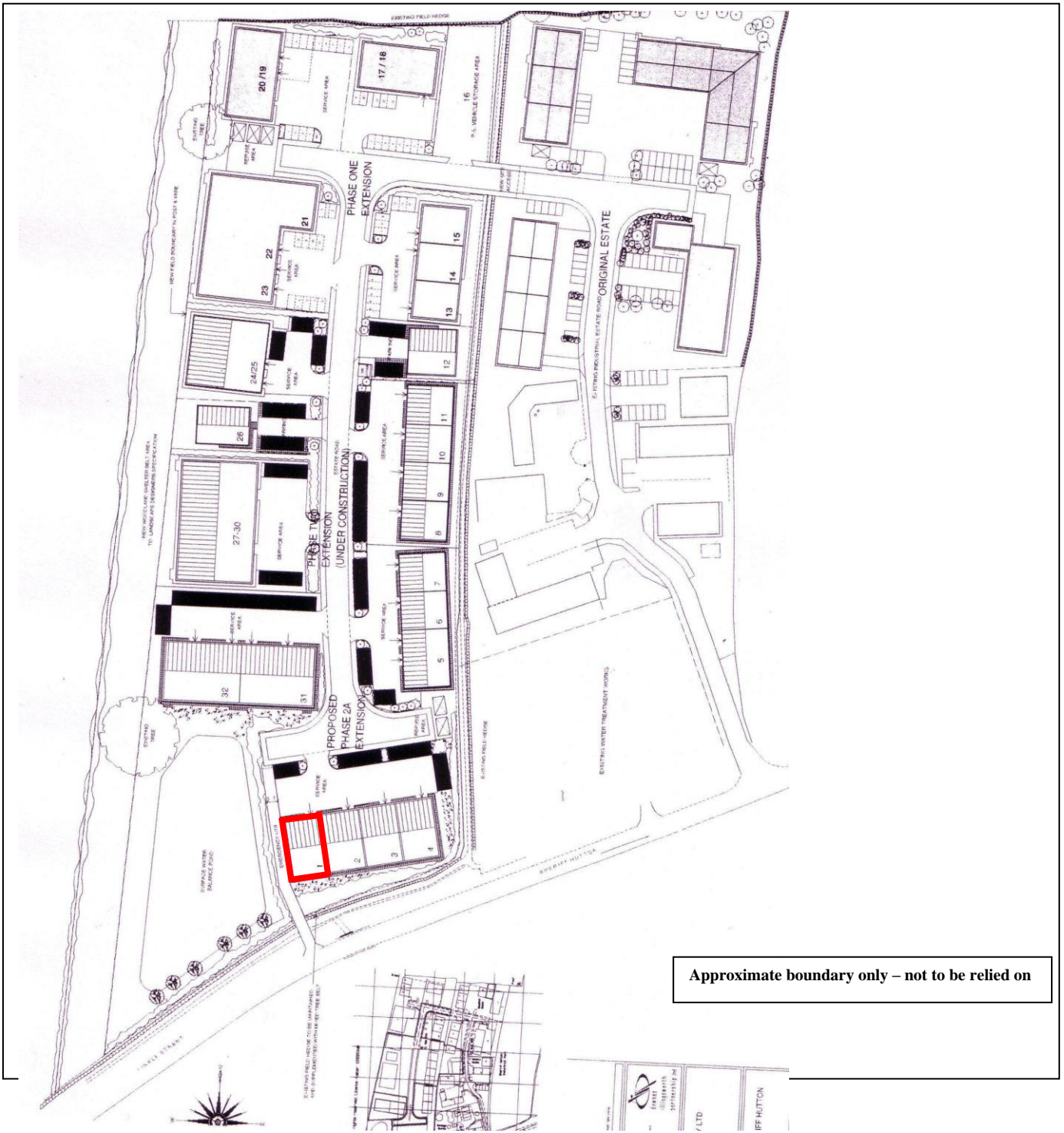
IMPORTANT NOTICE

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.



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

