

WELBURN BUSINESS PARK

YORK



INDUSTRIAL UNITS

- **Excellent Established Location**
- **Quick access to major routes**
- **Versatile space**
- **Large shared yard and parking area**
- **Good range of integral offices**

TO LET
(or sale considered)

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

M|P|C

LOCATION

This units form part of Welburn Business Park, situated with almost immediate access on to the A64 between York and Malton. The A64 provides direct links to Scarborough, Leeds and the A1(M). The Yorkshire Coastliner Bus service provides excellent public transport links between Leeds and the Yorkshire Coats, the towns and cities in between

Malton and York have superb rail connections enabling London to be reached in less than 2½ hours

DESCRIPTION

The 2 units have concrete flooring and are laid out to provide main works areas, one of which has the benefit of integral offices built over 2 storeys and including WCs and kitchen. The units are of metal portal framed construction, clad with cavity brick/blockwork and double skin insulated metal decking elevations and corrugated sheet roofs. The units have roller shutter loading doors and high-bay lighting to the main work areas. The units have large shared external loading and parking areas.

FLOOR AREAS (GIA approx.)

Unit 1 246.9 sq m (2,657 sq ft)

Unit 2 338.9 sq m (3,646 sq ft)

TOTAL – 585.8 sq.m. (6,303 sq ft)

RENT

The units are available to rent on new full repairing and insuring leases at rents starting at £4 per sq ft per annum.

Consideration will be given to a sale of the property. Further details on request.

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

The property can be inspected by prior arrangement with the agents.

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.

FURTHER INFORMATION

For further information, including floor plans, please contact the joint sole Agents on 01904 692929 / 07725 416002. Subject to contract 11115280720



Unit 1



Unit 2

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