

15 Alan Farnaby Way  
**SHERIFF HUTTON INDUSTRIAL PARK**  
**YORK**  
**YO60 6PG**



## **INDUSTRIAL UNIT**

- **Excellent Established Location**
- **2,000 sq ft approx.**
- **Short drive to 2 villages amenities**
- **3 phase power**
- **Large shared yard area**
- **Internal office and kitchen**

## **TO LET**

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](http://mcbeathproperty.co.uk)

REGISTERED IN ENGLAND NO. 5491610

**M|P|C**

## **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 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 flooring and is provided with works/storage, office, W.C. and tea point at ground floor level.

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

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

## **FLOOR AREAS (approx. to GIA)**

Ground Floor 185.75 sq m (2,000 sq ft)

## **ASKING RENTAL**

£16,250 per annum

## **RATEABLE VALUE**

The property is currently rated together with the adjoining property and will need to be separately assessed. Contact the agents for further information.

## **SERVICES**

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

## **VAT**

The rent will be subject to VAT at the applicable rate.

## **EPC**

An EPC will be provided as and when required.

### **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.

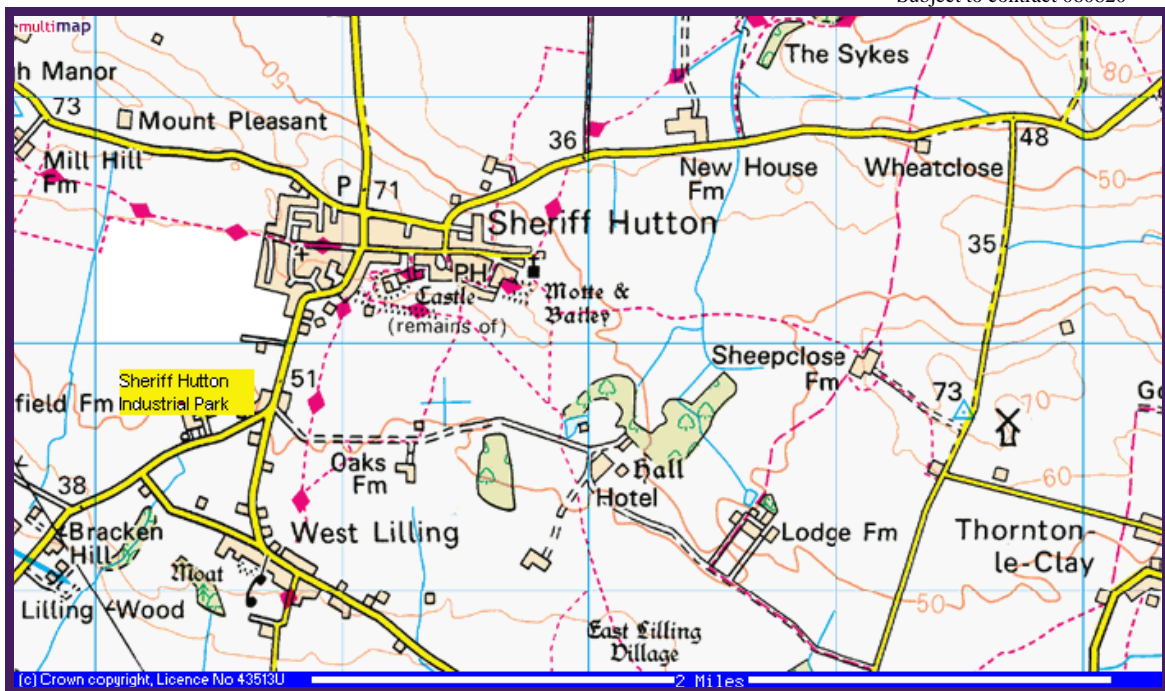
Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and McBeath Property Consultancy Ltd have not 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](mailto:andrew@mcbeathproperty.co.uk) or 07725 416002

Subject to contract 060820



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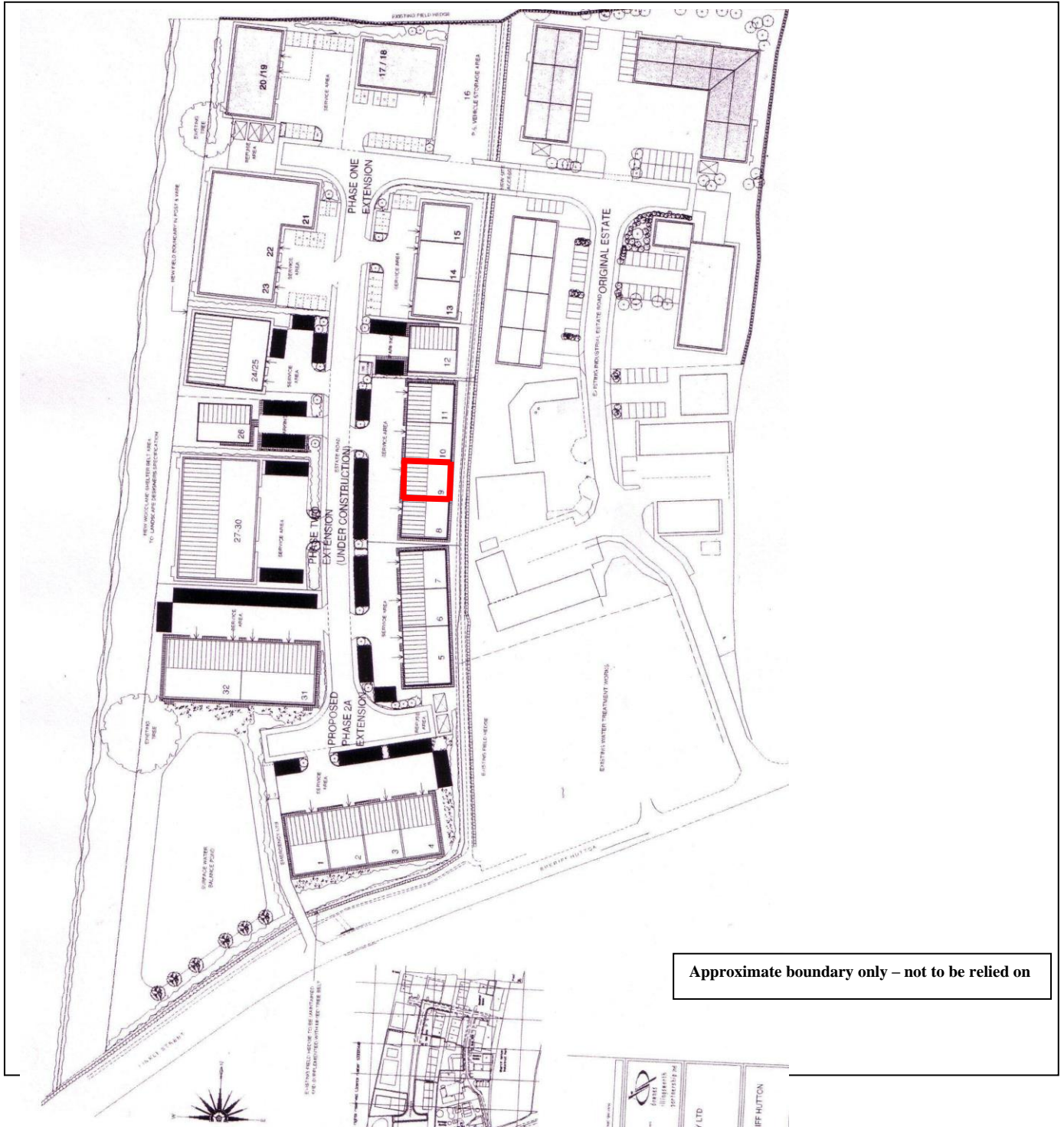
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