# Units 5 and 6(R1) Elvington Industrial Estate YORK YO41 4AR





Versatile Industrial units in a popular York business location

- Industrial units
- Open plan internal layout
- 2 separate units
- 1 unit with kitchen and canteen
- Shared enclosed yard
- Established industrial estate
- Suit wide range of uses

# TO LET Subject to relocation

#### 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 buildings are adjacent to each other and are located at Elvington Industrial Estate, which is accessed from Elvington Lane, the link road between the village of Elvington and the A1079 Hull Road, at its junction with the A64 east of York. The property therefore has good road connections to the local and regional road network, including the A1(M). There is a regular local bus service with stops nearby.

The property is situated within walking distance or a short drive of Elvington village which offers a range of amenities, including a pub and shop. The industrial estate also has cafes.

The extensive retail and leisure facilities of Monks Cross can be reached in approximately 10 minutes.

Elvington Industrial Estate comprises an established business environment with a range of industrial and business facilities.

#### **Description**

The property comprises 2 portal framed industrial units primarily clad with insulated metal decking, one bay of the larger unit has foam insulation.

The larger unit has an integrally built 2 storey block with office accommodation on the first floor and a canteen and WCs on the ground floor. Otherwise the units are all open plan.

A secure yard is situated between the units and there is further shared yard space.

The unit is provided with a range of features typically found in industrial and commercial buildings of this nature, such as:

- 1. Solid concrete flooring.
- 2. Sodium/halogen lighting.
- 3. Sectional loading doors.
- 4. Offices with perimeter trunking and fluorescent diffused lighting
- 5. Kitchen/W.C. facilities.
- 6. 3 phase electricity
- 7. Warm air blower in larger unit

#### Floor Area (approximate GIA)

Unit 5 256.15 sq m (2,756 sq ft) approx.

Unit 6 811.40 sq m (8,731 sq ft) approx First floor office 42.13 sq m (461 sq ft) approx.

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#### **Services**

We are advised that the property is connected for all mains services including 3 phase, water and drainage (Unit 6).

#### **Lease terms**

The units are held on leases at rentals of £15,000 per annum and £37,000 per annum respectively.

The lease for Unit 5 expires in 2025 but the tenant has a break option in 2023.

The lease for unit 6 expires in 2023.

We are instructed to offer the units together or separately, subject to the current tenants relocation, with Unit 6 to be let first on assignment or underlease.

### **Rateable Value**

Our enquiries suggest that Unit 6 has a a rateable value of £32,750 (subject to the uniform business rate in the £).

We are unable to advise regarding he figure for Unit 5 and we recommend that interested parties should make their own enquiries in this regard.

#### VAT

All prices will be subject to VAT at the applicable rate, where appropriate.

## **Viewing**

Viewings are by prior appointment with McBeath Property Consultancy <u>andrew@mcbeathproperty.co.uk</u> 01904 692929 or 07725 416002. Subject to Contract – 151020







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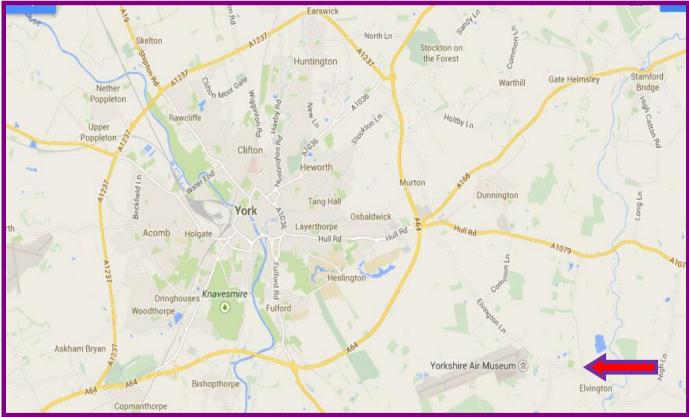












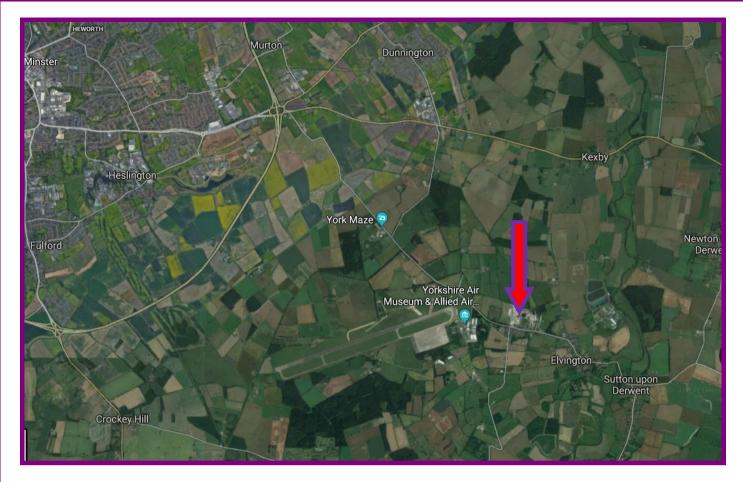
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