

**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.

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 rateable value of £32,750 (subject to the uniform business rate in the £).

We are unable to advise regarding the 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 andrew@mcbeathproperty.co.uk 01904 692929 or 07725 416002. Subject to Contract – 151020



MCBEATH PROPERTY CONSULTANCY LIMITED

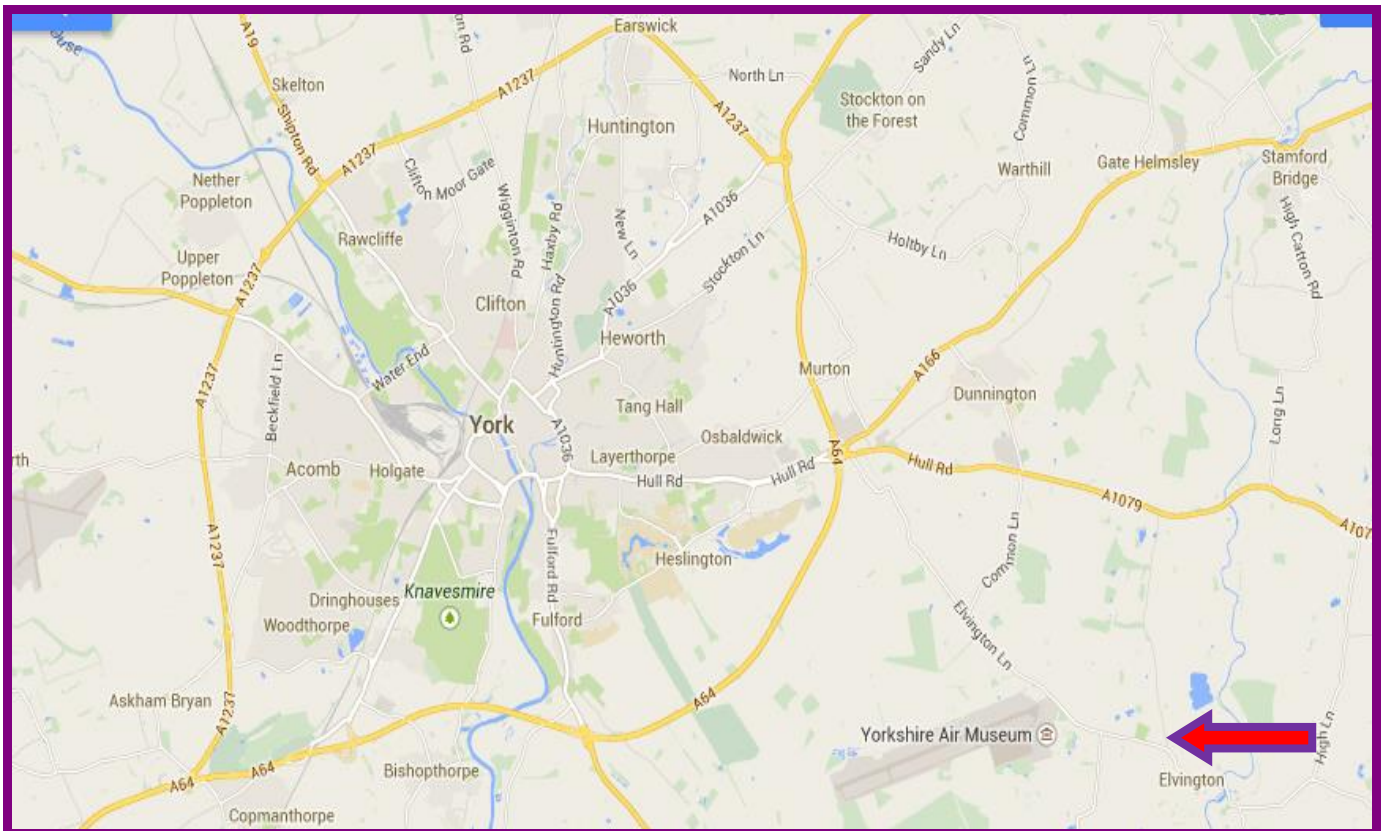
CHARTERED SURVEYORS, AGENTS, VALUERS, DEVELOPMENT CONSULTANTS
PROPERTY AND LAND SALES, LETTINGS, ACQUISITIONS, APPRAISALS, RENT REVIEWS

2 CLIFTON MOOR BUSINESS VILLAGE, JAMES NICOLSON LINK, YORK, YO30 4XG

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