

Unit 9 Chessingham Park DUNNINGTON YORK YO19 5SE



- **Modern industrial and office space**
- **High quality internal fit out**
- **Large Kitchen and Canteen**
- **Shower room**
- **Air conditioning to part**
- **Suit wide range of uses (subject to planning)**

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.

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Location

The property is situated within the Chessingham Park business estate, which is accessed from Common Lane, the link road between the village of Dunnington and the A1079 Hull Road, which connects to the A64 east of York. The property therefore has good road connections to the local and regional road network, including the A1(M)

The property is situated within walking distance or a short drive of Dunnington village which offers a good range of shops and amenities.

Description

The property comprises a predominantly two storey purpose built commercial building of steel portal framed construction clad with cavity brick and insulated metal decking with a pitched metal decked roof. The premises are laid out to provide a range of accommodation.

At ground floor level there is a reception and open plan office/showroom area with built in worktops and drawer units area, plus individual offices, a warehouse area (currently with a cold storage unit), store room, WCs and shower room. There is a roller shutter loading door to the warehouse area.



The first floor provides an open plan mezzanine store with fork lift gate, fitted kitchen plus offices/work/laboratory rooms. The property has gas central heating and air conditioning units and provides perimeter trunking. There are inset diffused VDU fluorescent lighting units.

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Floor Area (NIA)

Ground Floor	236 sq m (2,539 sq ft) approx
First Floor	168 sq m (1,805 sq ft) approx
TOTAL	404 sq m (4,344 sq ft) approx

Externally

There is a good sized yard to the front of the property providing parking and loading facilities.

Services

We are advised that the property is connected for all mains services including 3 phase power and includes a gas fired central heating system. There is also air conditioning to part of the property.

Lease

The property is available on a new full repairing and insuring lease for a period of years to be discussed.

Asking Rental

£33,500 per annum exclusive.

Rateable Value

Our enquiries suggest that the property has a rateable value of £18,500 (subject to the uniform business rate in the £) however we recommend that interested parties should make their own enquiries in this regard.

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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

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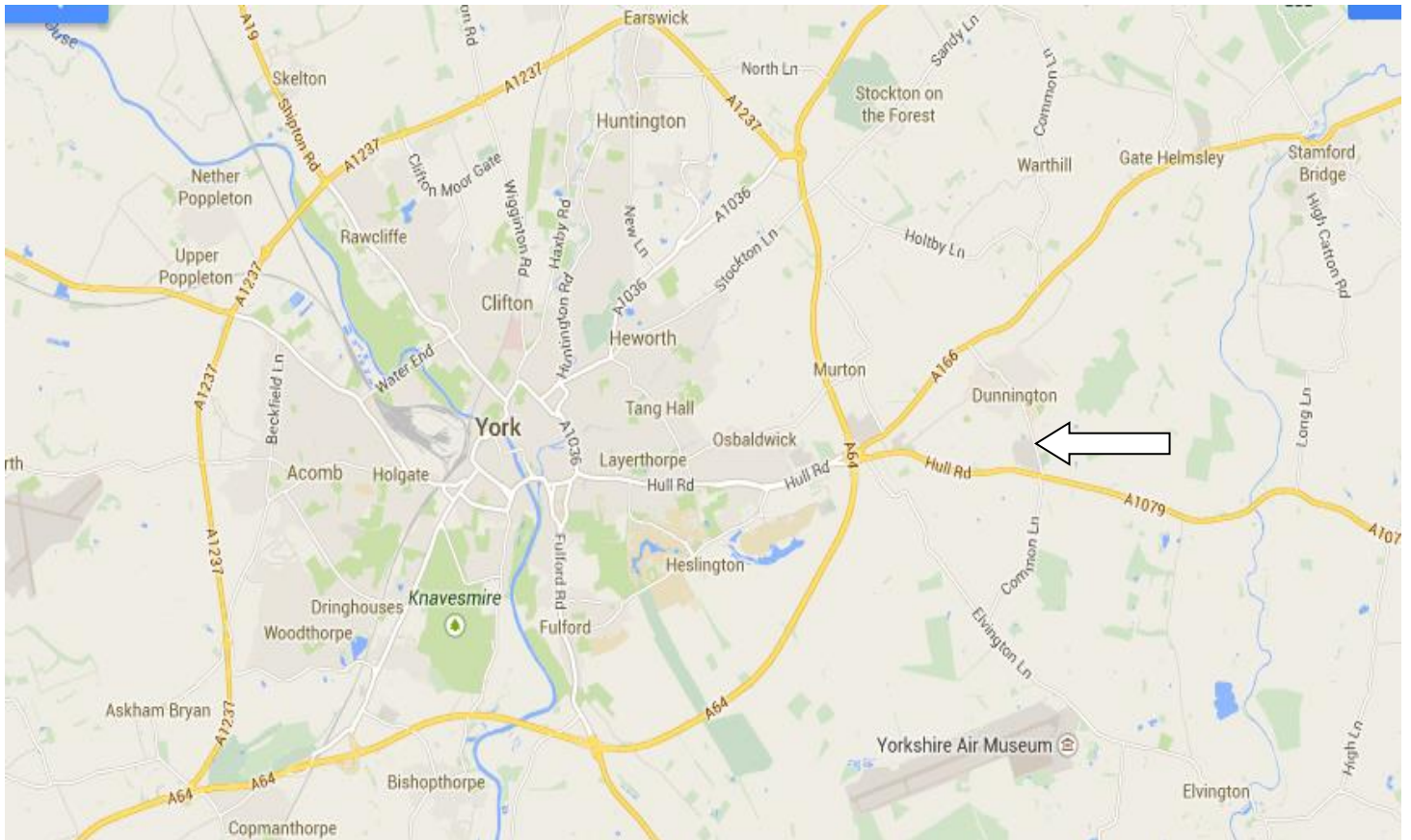
VAT

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

Viewing

Viewings are by prior appointment with the sole agents McBeath Property Consultancy 01904 692929 or 07725 416002.

Subject to Contract – 181220



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NOTES

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