

16 Kettlestring Lane Clifton Moor, YORK YO30 4XF



INDUSTRIAL PREMISES SUITABLE FOR WORKSHOP, WAREHOUSE AND DISTRIBUTION, TRADE COUNTER/SHOWROOM

- **Established Business Location**
- **Prominent position**
- **Yorks leading out of town commercial area**
- **Suitable for a range of businesses**
- **Excellent open plan space plus mezzanine**
- **Craneage**
- **Available on a new lease**

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.

LOCATION

The property is situated on Kettlestring Lane, the main road that runs through the Clifton Moor Industrial Estate, approximately 3 miles north of York City Centre.

Clifton Moor is the largest and most established out-of-town employment area for the City of York and has good access connections to both the city centre, inner ring road and, most notably, the outer ring road, which is immediately adjacent.

The property is situated close to major trade names such as Travis Perkins, Jewson, MKM, Gear4Music and Network Rail.

There are extensive retail, leisure and other amenities in close proximity.

DESCRIPTION

The subject premises comprises an extended single storey industrial unit of steel portal framed construction clad with cavity brick and predominantly insulated double skin profiled sheeting.

The property is open plan with a mezzanine within the front original building. There is a WC and tea point.

The property benefits from a number of features including, concrete slab floor, high eaves height within the most recent rear extension, two loading doors, overhead sodium/halogen lighting. The rear bay has craneage.

Externally the property is accessed directly from Kettlestring Lane. There are external loading yard and parking areas.

Floor area (GIA) Workshop/Warehouse -	897.50 sq.m. (9,657 sq.ft.) approx
Mezzanine -	147.96 sq m (1,592 sq ft) approx.

ASKING RENT

£67,500 per annum exclusive. Plus VAT

RATEABLE VALUE (2018 valuation)

The property has a rateable value of £52,500 and will be subject to the uniform business rate in the pound.

SERVICES

We understand that the property is connected for all mains services, including 3 phase electricity. Interested parties should make their own enquiries in this regard.

VIEWING AND FURTHER ENQUIRIES

By prior appointment with the Sole Agents, andrew@mcbeathproperty.co.uk 07725

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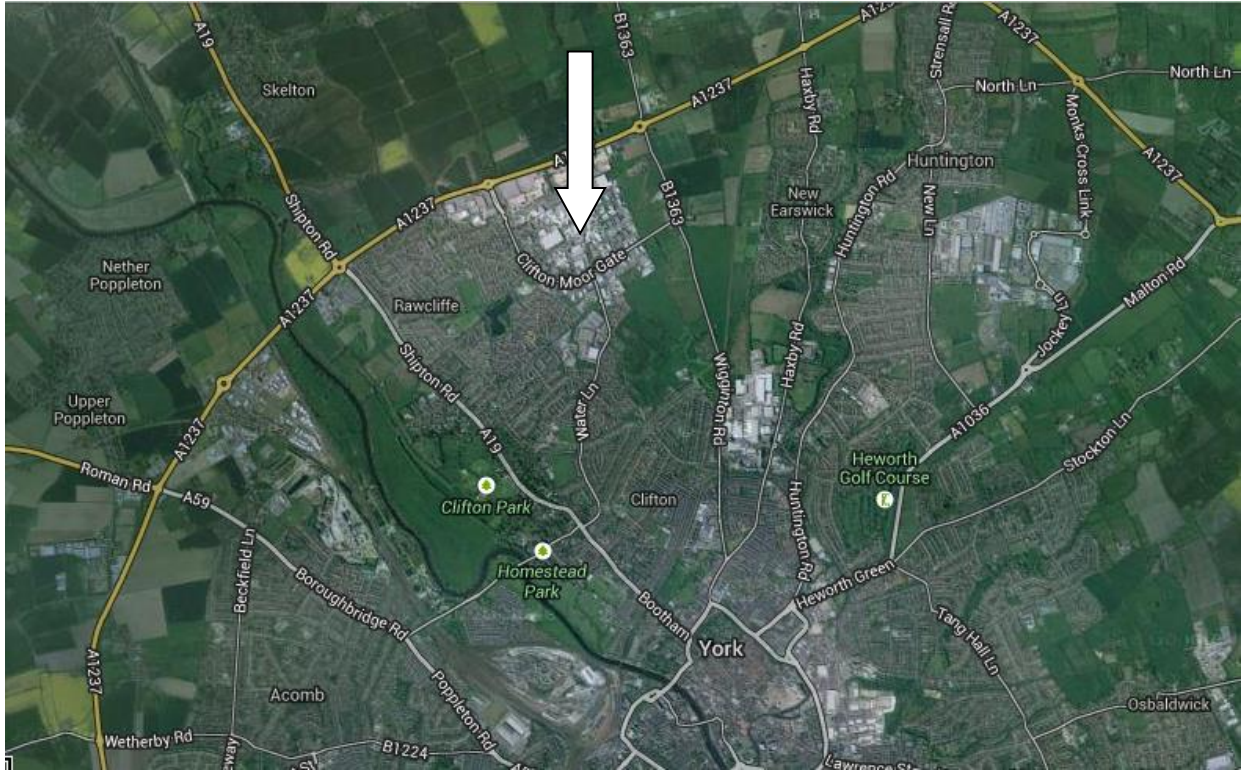
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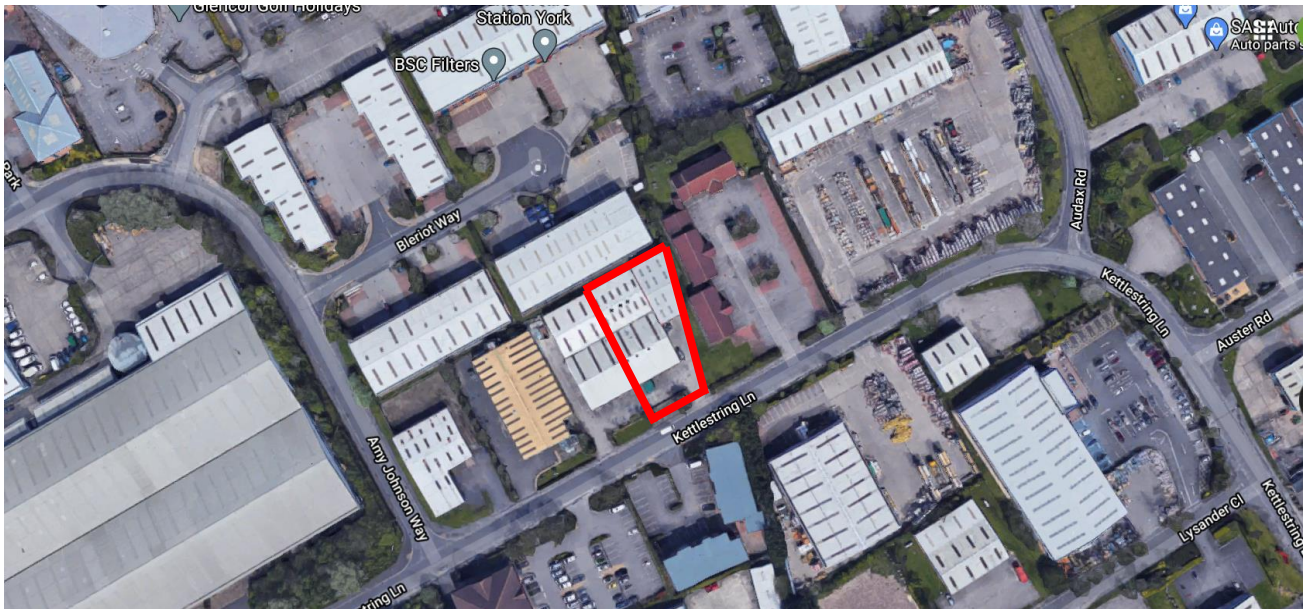
MCBEATH PROPERTY CONSULTANCY LIMITED

CHARTERED SURVEYORS, AGENTS, VALUERS, DEVELOPMENT CONSULTANTS
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