

LONGBRIDGE FARM

EASINGWOLD YO61 3ET

NORTH YORKSHIRE



Good quality buildings with extensive yard areas

- **Available in a variety of sizes (subject to availability)**
- **Workshops, Stores, Offices**
- **External storage and additional offices**
- **Motor use consent (incl MOTs) unit 1a**

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.

MCBEATH PROPERTY CONSULTANCY LIMITED

MPC

LOCATION

The property is situated on Longbridge Business Park on Stillington Road on the outskirts of Easingwold. The Estate is situated adjacent to Easingwold Business Park and the area generally is now established as an employment location for the town.

Easingwold is a thriving market town with an affluent catchment. The town is only 9 miles north of York and has excellent road links. The town is adjacent to the A19 offering excellent connection to the A1 and the North-East.

DESCRIPTION

We are able to offer a number of buildings, which can be offered on a rental basis:

Workshop and storage buildings of steel portal framed construction can be offered in sizes from 4,150 sq ft up to 18,000 sqft, subject to availability.

These properties can be offered as they stand with or without offices in the main office building. Interested parties must make their own enquiries in relation to permitted use/s.

External storage and serviced office accommodation is also on site subject to availability.

Externally, the buildings benefit from a substantial shared, concrete-laid loading yard and there are a number of security measures on site, including security barrier and CCTV. There is also a weighbridge.

LEASE

The buildings can be made available on flexible internal repairing and insuring lease terms, to be negotiated.

RENTAL

Please contact the agents for current availability and rental information.

VAT

The rental will be subject to VAT at the applicable rate

RATES

Interested parties should make their own enquiries with Hambleton District Council regarding rates.

EPCs

EPCs will be made available when requested as and when required.

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A19 north

to A19 North



A19 south to York

to A19 South

The Property



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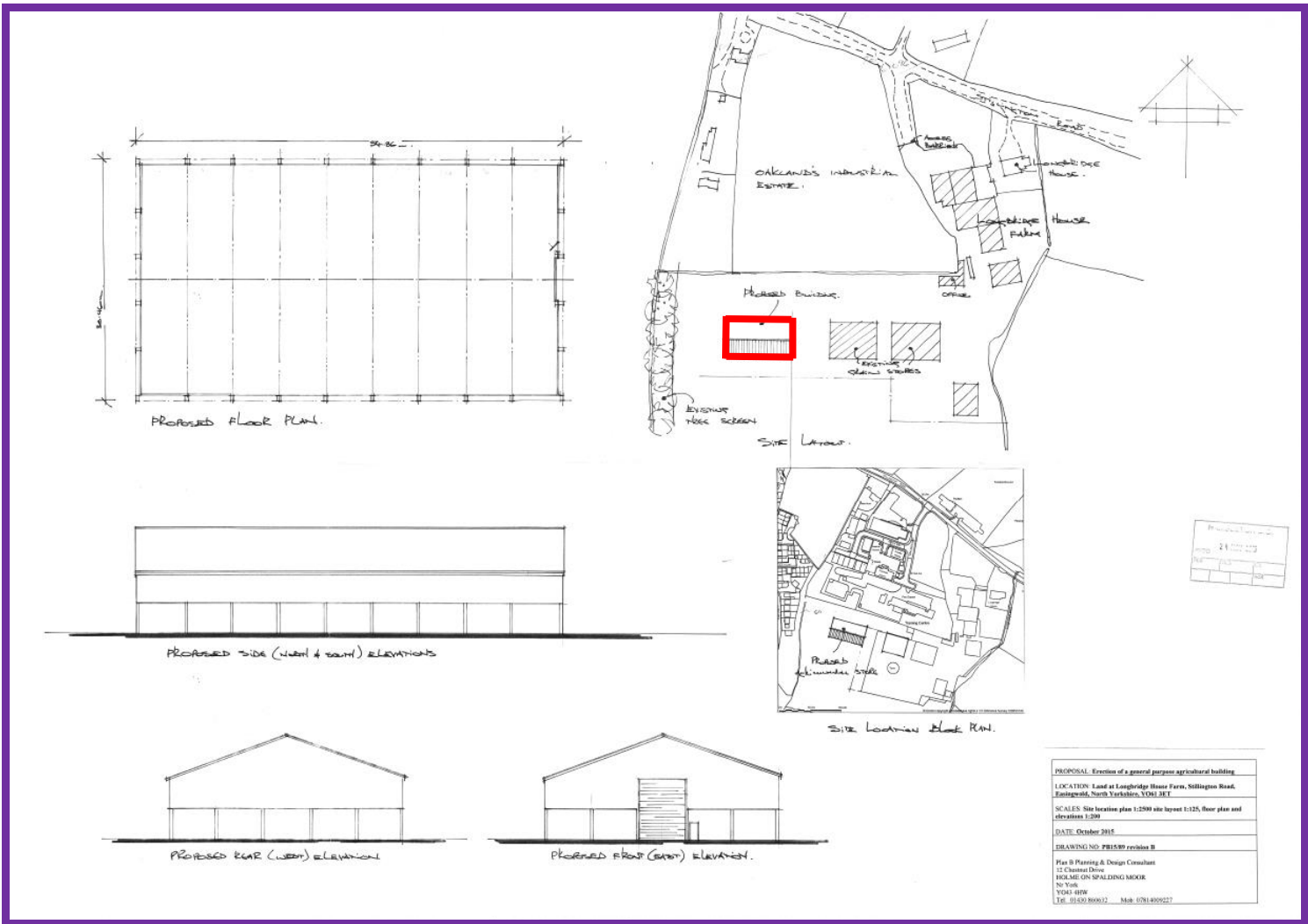
CHARTERED SURVEYORS, AGENTS, VALUERS, DEVELOPMENT CONSULTANTS
PROPERTY AND LAND SALES, LETTINGS, ACQUISITIONS, APPRAISALS, RENT REVIEWS

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

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REGISTERED IN ENGLAND NO. 5491610

M|P|C



new 18,000 sq ft (approx.) building

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