

YORK, Unit 4 Novus

York Business Park YO26 6BL

McBeath
Property Consultancy

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mcbeathproperty.co.uk



TO LET

High Quality Warehouse/Office Unit 5,000 sq ft (464.51 sq m)

- **Superb established business location**
- **Close to a range of amenities and services**
- **Excellent road accessibility**
- **Public transport and Park & Rides nearby**
- **Versatile 'hybrid' layout**
- **High quality finishes**
- **On site parking**

TO LET

LOCATION

Unit 4 Novus is situated on Opus Avenue on the popular and established York Business Park. The business park is located approximately 2½ miles North-west of York city centre adjacent to the A1237 Outer Ring Road. The unit is ideally situated for access to Leeds, Harrogate and has excellent links via the A64 to the A1/M1 and M62 motorways.

York Railway station provides excellent national connectivity with the fastest time to London Kings Cross being 1 hour 50 minutes.

Neighbouring occupiers include Westminster Place office complex, Bannatyne's Health Centre, Papoose Children's nursery, Premier Inn/Brewers Fare, nearby café and restaurants and a Petrol Filling Station with a Co-op convenience store.

DESCRIPTION

The unit provides warehousing accommodation on the ground floor with high quality office accommodation at first floor level.

The warehouse benefits from the following:-

- Designated loading area
- Roller shutter door
- Male/Female/Disabled WC's
- Floor loading of 15KN/m2

The office benefits from the following: -

- Predominantly open plan with some internal partitions to create private offices/meeting rooms
- Suspended ceilings with integral lighting
- Perimeter trunking
- Kitchen
- Fully carpeted
- Gas central heating system

ACCOMMODATION

The premises will provide approximately 5,000 sq ft (464.51 sqm).

TERMS

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed at an asking rent of £65,000 per annum exclusive.

ESTATE CHARGE

An estate charge is in place for the maintenance and upkeep of the common parts.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VAT

The property is registered for VAT and so VAT will be chargeable on the rent.

BUSINESS RATES

From enquiries made on the VO website we believe the property has a Rateable Value of £26,750

The rates payable is assessed by applying a multiplier rate in the £

EPC

An EPC will be available upon request. The property is rated Band C.

FURTHER INFORMATION

For further information or to arrange a viewing contact the joint letting agents:-

McBeath Property Consultancy

Contact: Andrew McBeath

Tel: 01904 692929 / 07725 416002

Email: andrew@mcbeathproperty.co.uk

Bowcliffe

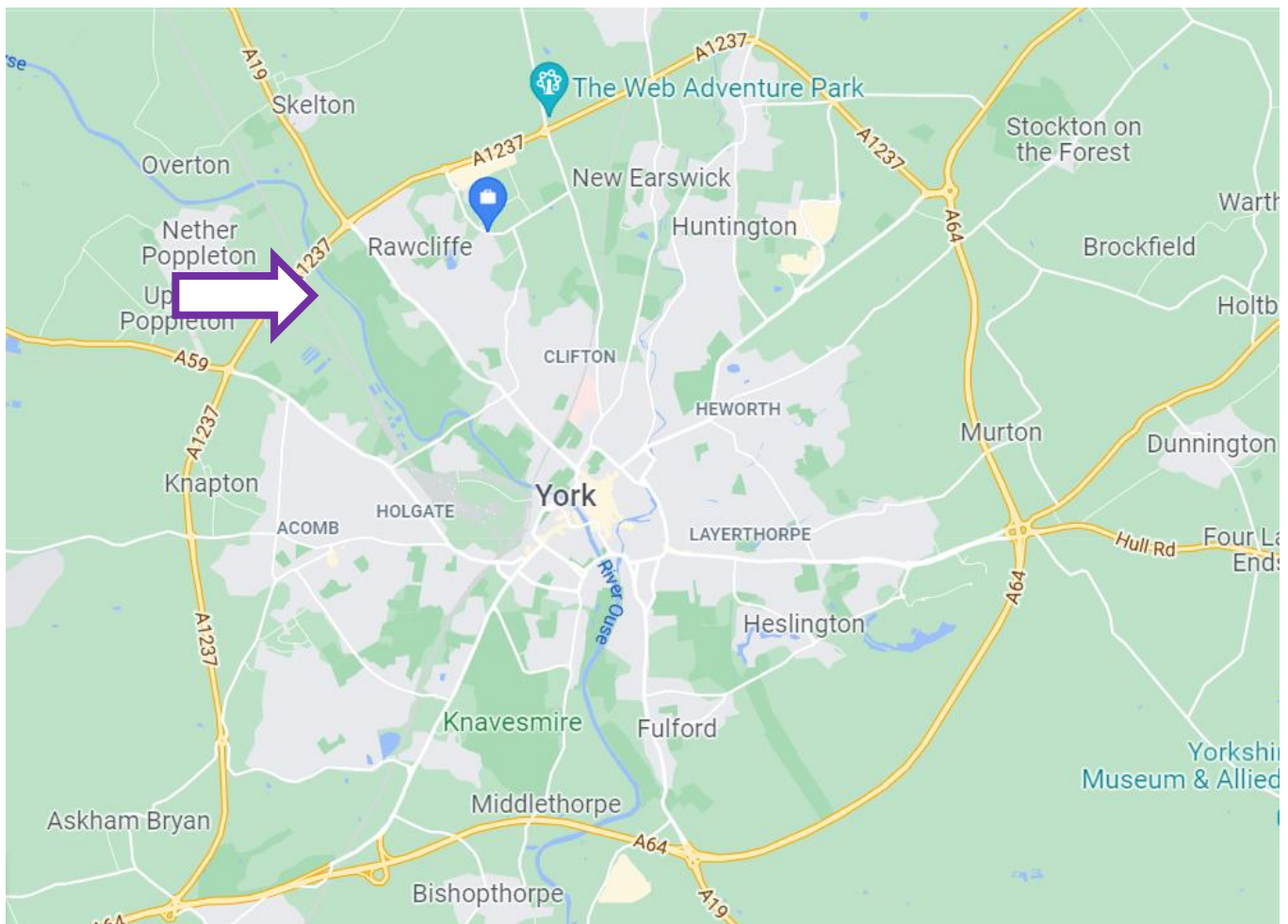
Contact: Matthew Tootell

Tel: 0113 245 2452 / 07525 237 325

Email: mt@bowcliffellp.com

Subject to Contract 010921

Location Map



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Additional Photos