

**Derwent Valley Trading Estate  
DUNNINGTON  
YORK YO19 5PD**



- **Traditional Industrial unit**
- **3,672 sq ft approx. (plus first floor store)**
- **Large shared yard area**
- **Established business location**
- **Secure site**
- **Excellent access to York and main routes**

**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 unit is situated within the Derwent Valley Trading 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 an end terraced industrial unit of purpose built portal framed construction with corrugate sheets cladding.

The property is laid out to provide an open workshop or warehouse with roller shutter loading doors at either end of the unit. Internally there is a good quality office facility with fitted kitchen and WC.

The building has a concrete floor, 3 phase power supply and good eaves height.

Additional storage space is provided at first floor level.

### **Floor Areas (GIA)**

The property provides a gross internal floor area of approximately

Workshop/warehouse	283.25 sq m (3,048 sq ft)
Office/kitchen	57.99 sq m ( 624 sq ft)
Total	341.26 sq m (3,672 sq ft)

First floor: Additional stores 42.92 (462 sq ft)

### **Externally**

A large shared loading and parking area is provided to the front of the unit which is shared with the adjacent 2 units in the terrace. The 3 units benefit from being situated within a secure shared site bounded by steel palisade fencing.

### **Services**

We are advised that the unit is connected for mains services including 3 phase power, water and drainage.

### **Lease**

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

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## **Asking Rental**

£22,500 per annum

## **Rateable Value**

The property is to be separately assessed.

## **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 [andrew@mcbeathproperty.co.uk](mailto:andrew@mcbeathproperty.co.uk) or 07725 416002. Subject to Contract – 050122



### MCBEATH PROPERTY CONSULTANCY LIMITED

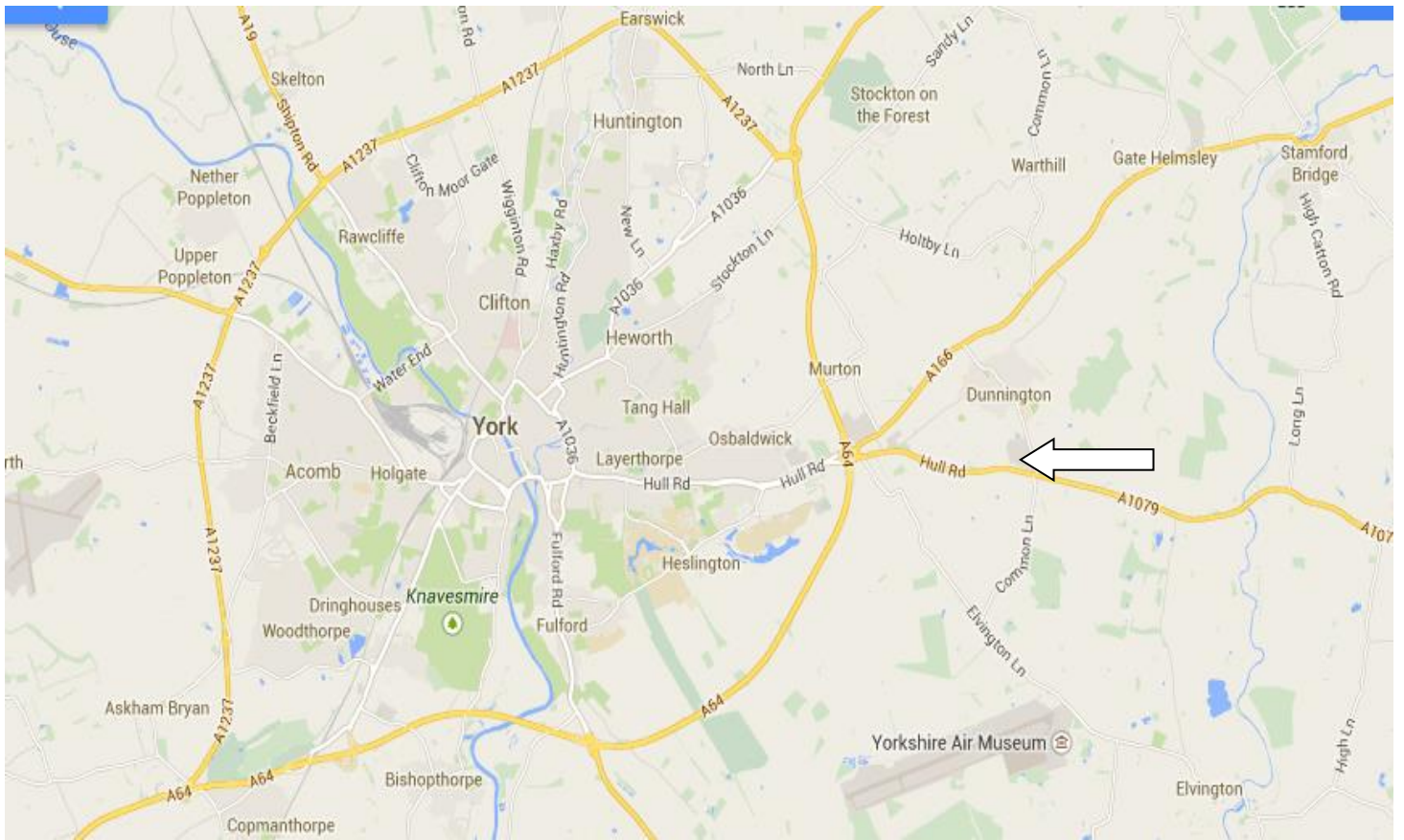
CHARTERED SURVEYORS, AGENTS, VALUERS, DEVELOPMENT CONSULTANTS  
PROPERTY AND LAND SALES, LETTINGS, ACQUISITIONS, APPRAISALS, RENT REVIEWS

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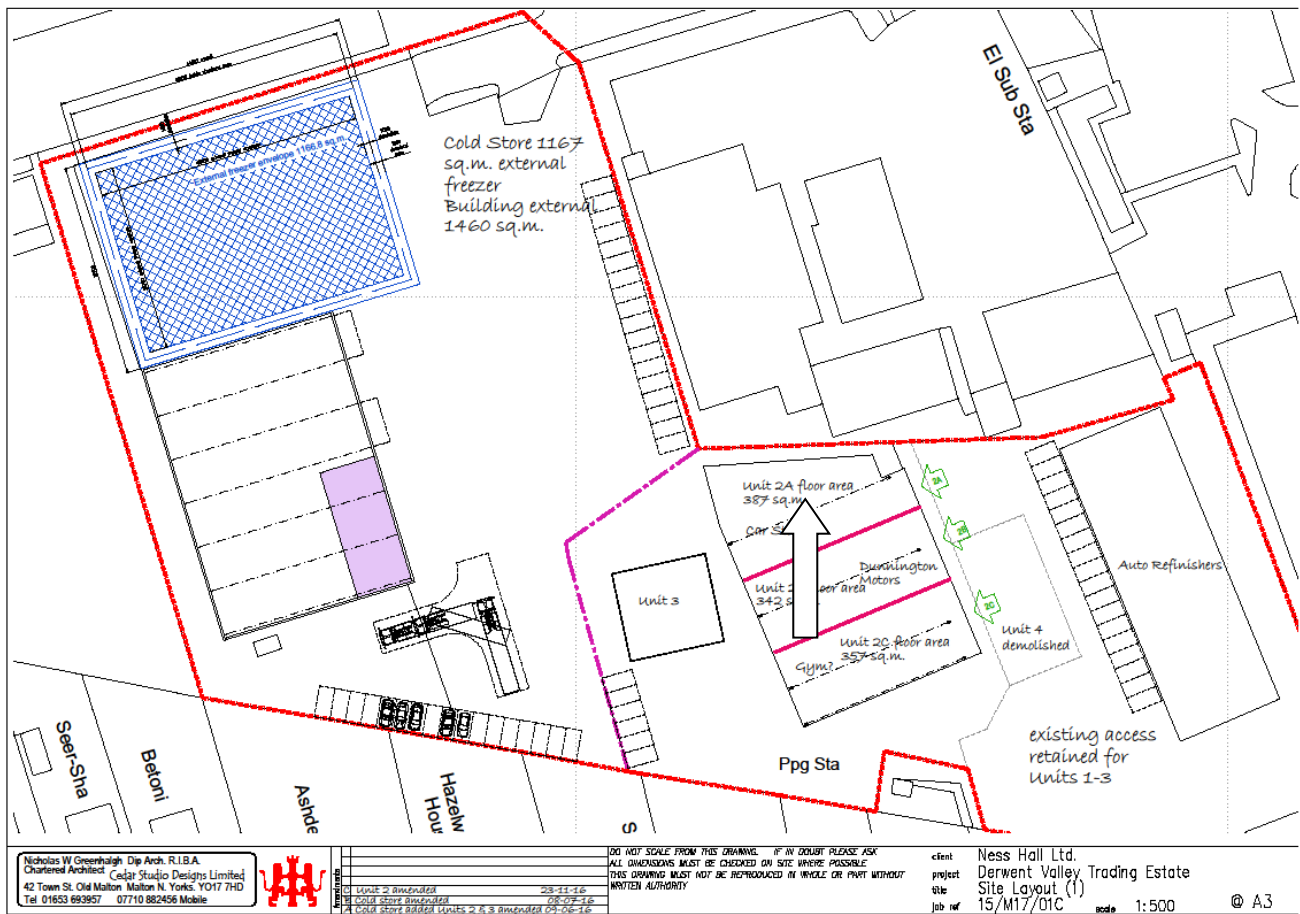


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Artists impression – for guidance purposes only, not to be relied upon

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