

YORK, Unit 4 Novus

York Business Park YO26 6BL

McBeath
Property Consultancy

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mcbeathproperty.co.uk



FOR SALE or 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

FOR SALE
Lease considered

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. Bus stops and a railway station are within walking distance.

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/workspace 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 for sale (long leasehold virtual freehold) at a price of £995,000 or by way of a new full repairing and insuring lease for a term of years to be agreed at an asking rent of £75,000 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: 07725 416002 / 01904 692929

Email: andrew@mcbeathproperty.co.uk

Bowcliffe

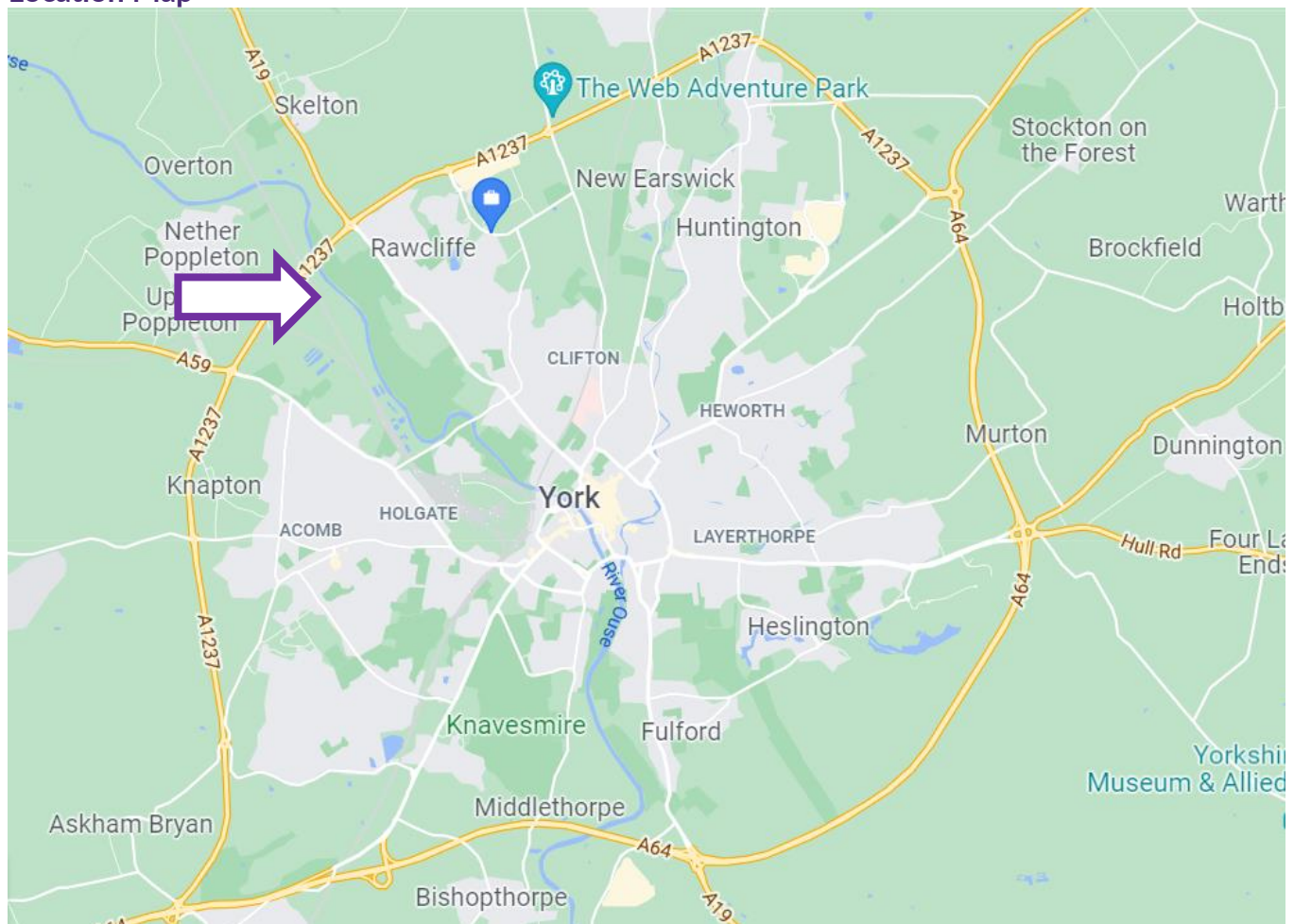
Contact: Matthew Tootell

Tel: 0113 245 2452 / 07525 237 325

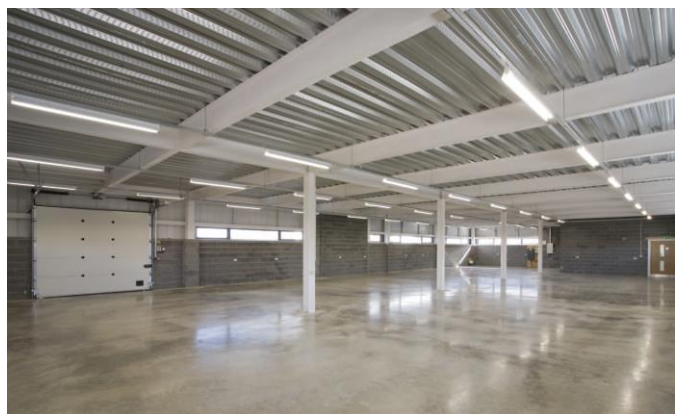
Email: mt@bowcliffellp.com

Subject to Contract 010921rev090822

Location Map



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.



Library Pictures of Unit prior to occupation

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