

# YORK, ESCRICK BUSINESS PARK, YO19 6FD



**A SUPERB OFFICE PROPERTY ON A HIGHLY REGARDED  
BUSINESS PARK IN A VERY ACCESSIBLE LOCATION**

**132.06 sq.m (1,421 sq.ft.) NIA**

- 2-storey office unit with excellent fit-out
- Adjacent to A19 York to Selby road
- Established business location
- Short drive to village shops and amenities
- Quick access to major routes including M62

## 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 located in a well established business position on Escrick Business Park, which is immediately adjacent to the A19 arterial link between York and Selby. Major routes including the M62, A63 and A64 can all be reached quickly.

The property is situated within an established development of business units that are designed for a range of businesses and enterprises. A wide range of employers are already located at the development, and the availability of a unit at this prestigious business park is a rare opportunity.

Escrick village is a short drive away. The village provides a very good range of amenities including a petrol station with supermarket and Subway sandwich bar as well as a renowned hotel, restaurants and pub.

### Description

This property comprises an office unit, of steel framed construction which is clad with cavity brick with hard-wearing timber dressing.

Internally, the property is laid out to provide 2 primarily open plan floors with high quality partitioned meeting rooms. There are superbly equipped kitchen facilities on both floors with a break-out area at first floor level. The property has a range of attractive office features including, air conditioning, and LED lighting. The unit is alarmed and has a secure entrance door.

There is a W.C. (incl DDA compliant) on both floors.

Externally, the unit has plentiful parking well in excess of York parking ratios. The development is attractively landscaped.

### Floor Areas

The unit has the following approximate floor areas;

Ground floor: 66.91 sq.m. (720 sq.ft.)  
First floor: 65.15 sq.m. (701 sq.ft.)  
Total: 132.06 sq.m.(1,421 sq.ft.)

### Services

The property is connected for mains electricity, water and drainage. As well as air conditioning there are central heating radiators fuelled by LPG gas.

### Rateable Value

The respective floors of the property are currently separately rated with rateable values of £9,300 and £9,200 (2023 list - subject to the uniform business rate).

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### Lease Terms

The property can be offered to let on a new full repairing and insuring lease as a whole or floor by floor. The rent for the whole is £21,500 per annum plus VAT.

A service charge is paid by the tenant. Details on request.

### Further Enquiries

Please contact the Sole Agents, MPC Limited, [andrew@mcbeathproperty.co.uk](mailto:andrew@mcbeathproperty.co.uk) or 07725 416002 or 01904 692929.

Subject to Contract – 231123



adjacent units at the development



## MCBEATH PROPERTY CONSULTANCY LIMITED

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

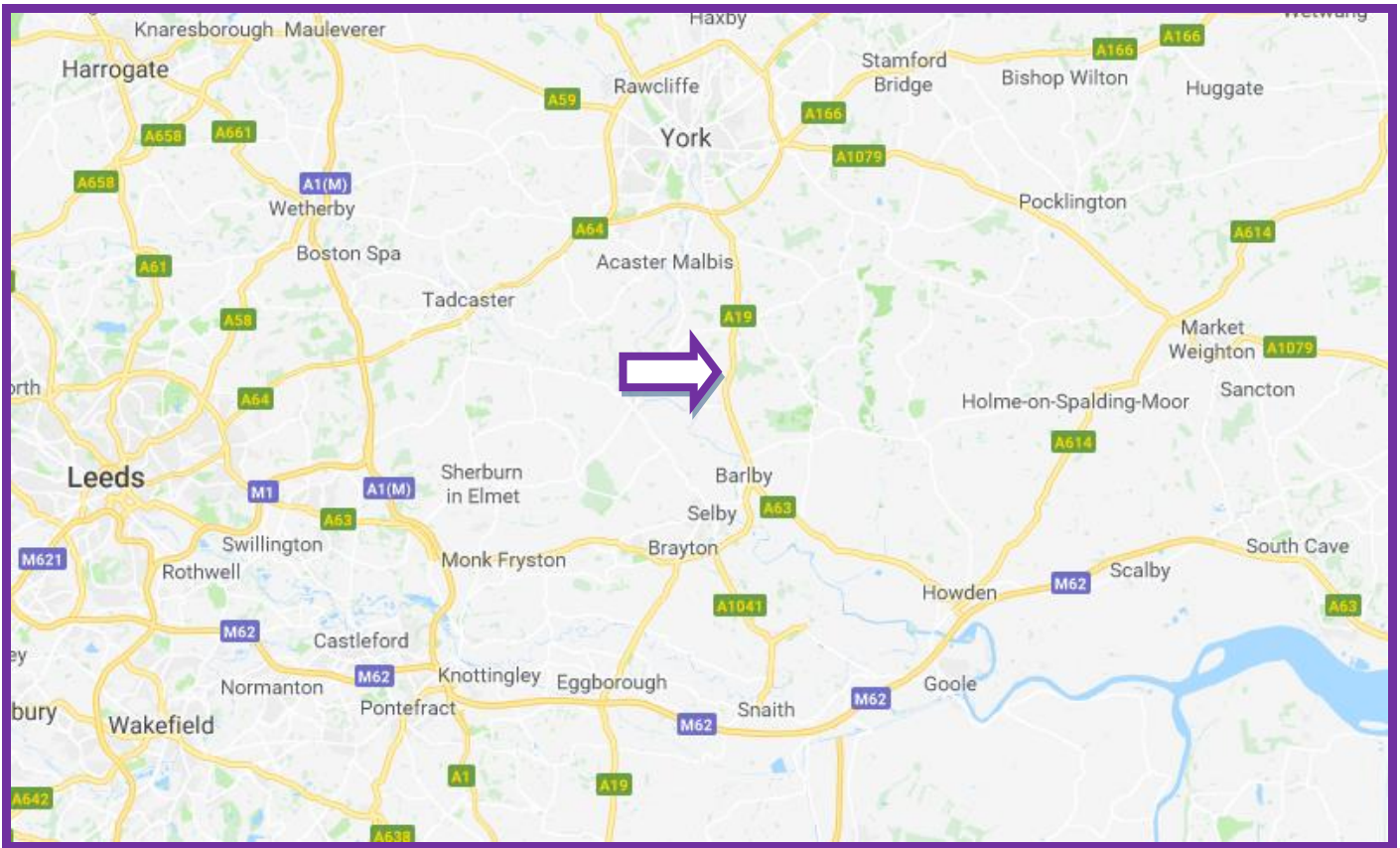
2 CLIFTON MOOR BUSINESS VILLAGE, JAMES NICOLSON LINK, YORK, YO30 4XG

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REGISTERED IN ENGLAND NO. 5491610

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