

YORK, Airfield Business Park

Unit 4 Victor Court, Elvington, YO41 4EN



EXCELLENT INDUSTRIAL UNIT

recently constructed to current building specifications

- Popular established location
- 277.02 sq m (2,981 sq ft) approx.
- Short drive to village amenities
- 3 phase power and high quality fit out
- Large yard area
- Internal office and kitchen facilities

TO LET or FOR SALE

Location

This unit forms part of the highly successful Airfield Business Park, which is adjacent to the famous Yorkshire Air Museum

The business park is accessed from Elvington Lane, the link road between the village of Elvington and the A1079 Hull Road, at its junction with the A64 east of York. The property therefore has good road connections to the local and regional road network, including the A1(M). There is a regular local bus service with stops nearby.

The property is situated within a short drive of Elvington village which offers a range of amenities, including a pub and shop. The nearby Elvington industrial estate also has cafes which can be reached on foot.

The extensive retail and leisure facilities of Monks Cross can be reached in approximately 10 minutes.

Airfield Business Park comprises an established business environment with a range of high quality industrial and business facilities.

Description

The property is of steel portal framed construction, clad with cavity brick footings and pre-modelled double skin insulated panels with a pitched double skin insulated roof. There is an attractive partially glazed frontage.

The unit has concrete flooring and is provided with an open works/storage area, office with suspended ceiling, W.C.s and kitchen. The property is alarmed.

There is an electrically operated sectional loading door and high-bay LED lighting to the main work area.

Internally this property is extremely well fitted out with high quality finishes.

The unit has a good sized externally lit tarmac loading and parking area to the front, with 3 parking bays.

Floor Area (gross internal approximate)

277.02 sq m (2,981 sq ft) approx. (Eaves height approx. 5.5m allowing for mezzanine installation)

Services

We are advised that the property is connected for mains services of electricity (incl 3-phase) and water.

Lease Terms

The property is available on a new full repairing and insuring lease for a term of years to be agreed.

The asking rental is £27,500 per annum. Please contact the agents for an asking price

Rateable Value

We have made enquiries via the Valuation Office web site from which we believe the property has the following rateable values.

2023 list - £17,000 (subject to the business rate in the pound)

VAT

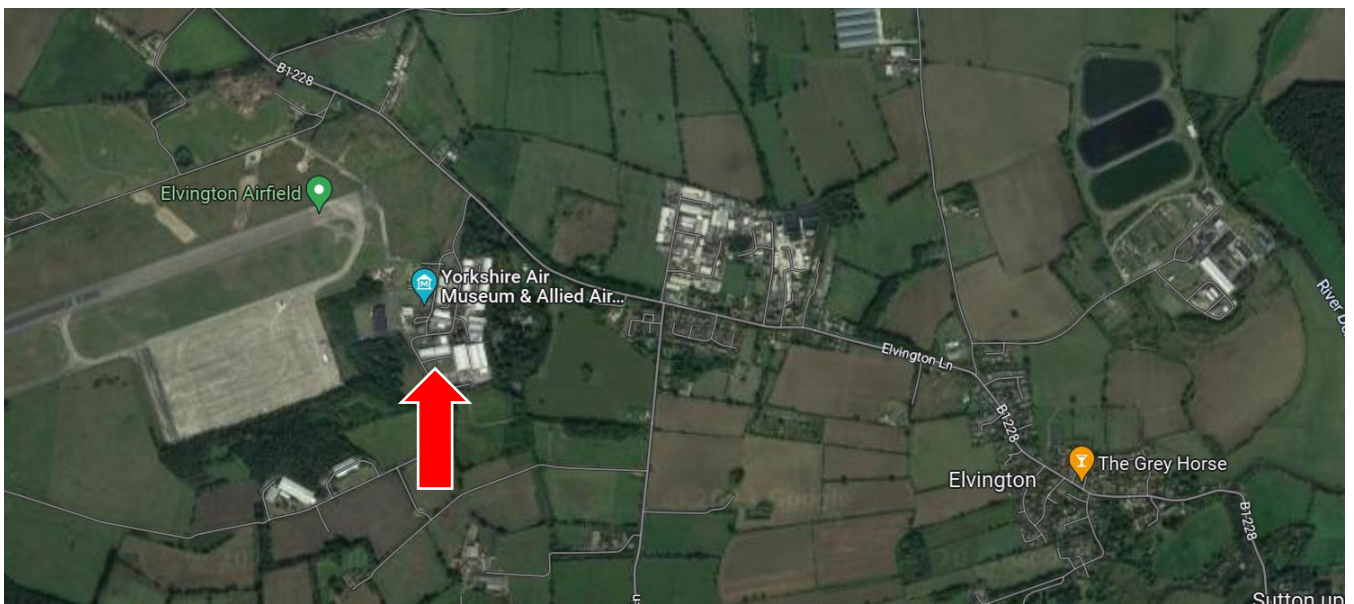
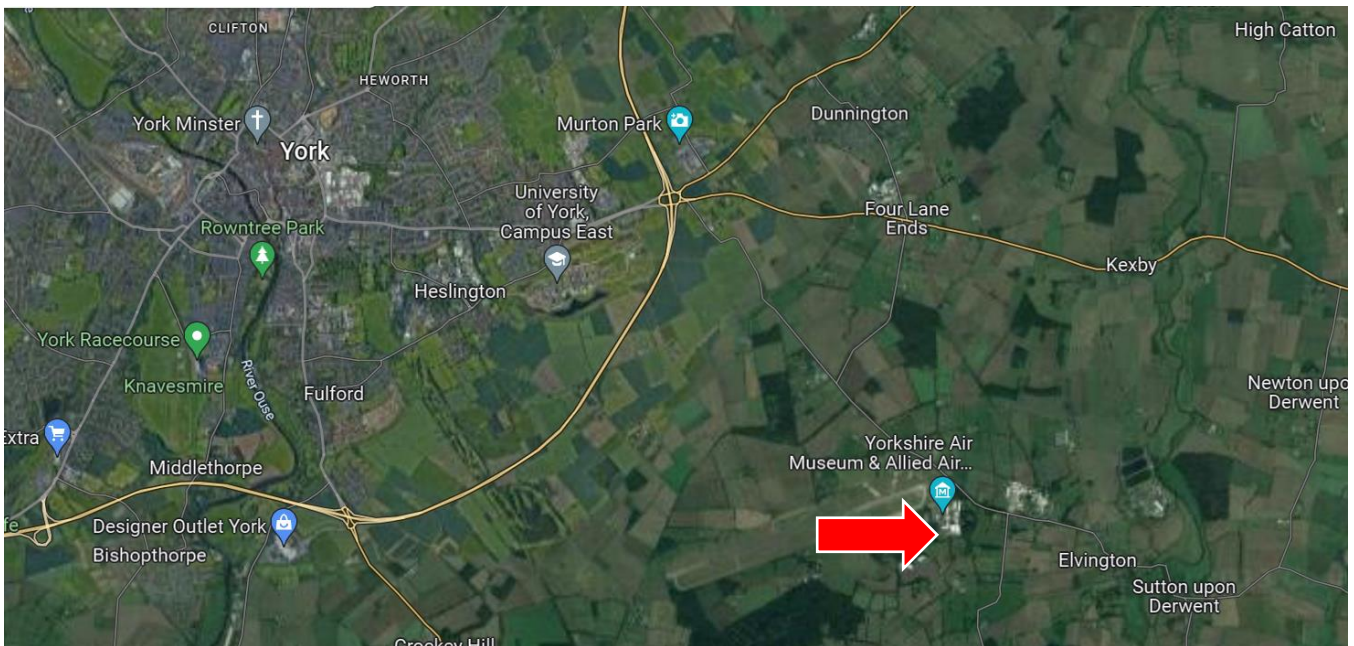
The rent is subject to VAT at the applicable rate.

Viewing

Viewings are by strictly prior appointment with the sole agents McBeath Property Consultancy andrew@mcbeathproperty.co.uk 07725 416002 or 01904 692929.

Location Map

The following plans are for identification purposes only.



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Additional Photos



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