

Hospital Fields Road YORK YO10 4DZ



Warehouse/Industrial Unit newly offered following improvement works

- **Kitchen and Canteen facilities**
- **Offices**
- **Large secure yard**
- **Suit wide range of uses**
- **Close to main roads**
- **Just south of city centre**

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

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Location

The property is situated within the Hospital Fields Road business estate, which is accessed from Fulford Road, the main A19 link road between the A64 York by-pass and York city centre. 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 York city centre and there are a good range of local shops and amenities, within easy walking distance.

Hospital Fields is one of the longest established industrial Estates in the City and remains popular for a wide variety of business uses.

Description

The property comprises a predominantly single storey purpose built commercial building of steel portal framed construction clad with cavity brick and insulated metal decking with a pitched metal decked roof. The premises are laid out to provide an open plan warehouse. Built integrally to the front of the unit is a two storey office block with open and individual rooms, WCs, kitchen/canteen and electrically operated loading door.

Floor Areas (gross internal approx)

Warehouse	643m ² (6,921sq.ft)
Offices & ancillary	
Ground Floor	100m ² (1,076sq.ft)
First Floor	142m ² (1,528sq.ft)
TOTAL	885.00 sq m (9,525 sq ft) approx

Externally

There is a good sized loading and circulation yard to the front of the property which is fully enclosed.

Services

We are advised that the property is connected for all mains services including 3 phase power and includes a gas fired central heating system to the offices.

Lease

The property is available by way of a new full repairing and insuring lease on terms to be agreed.

Rental

£73,500 per annum.

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Rateable Value

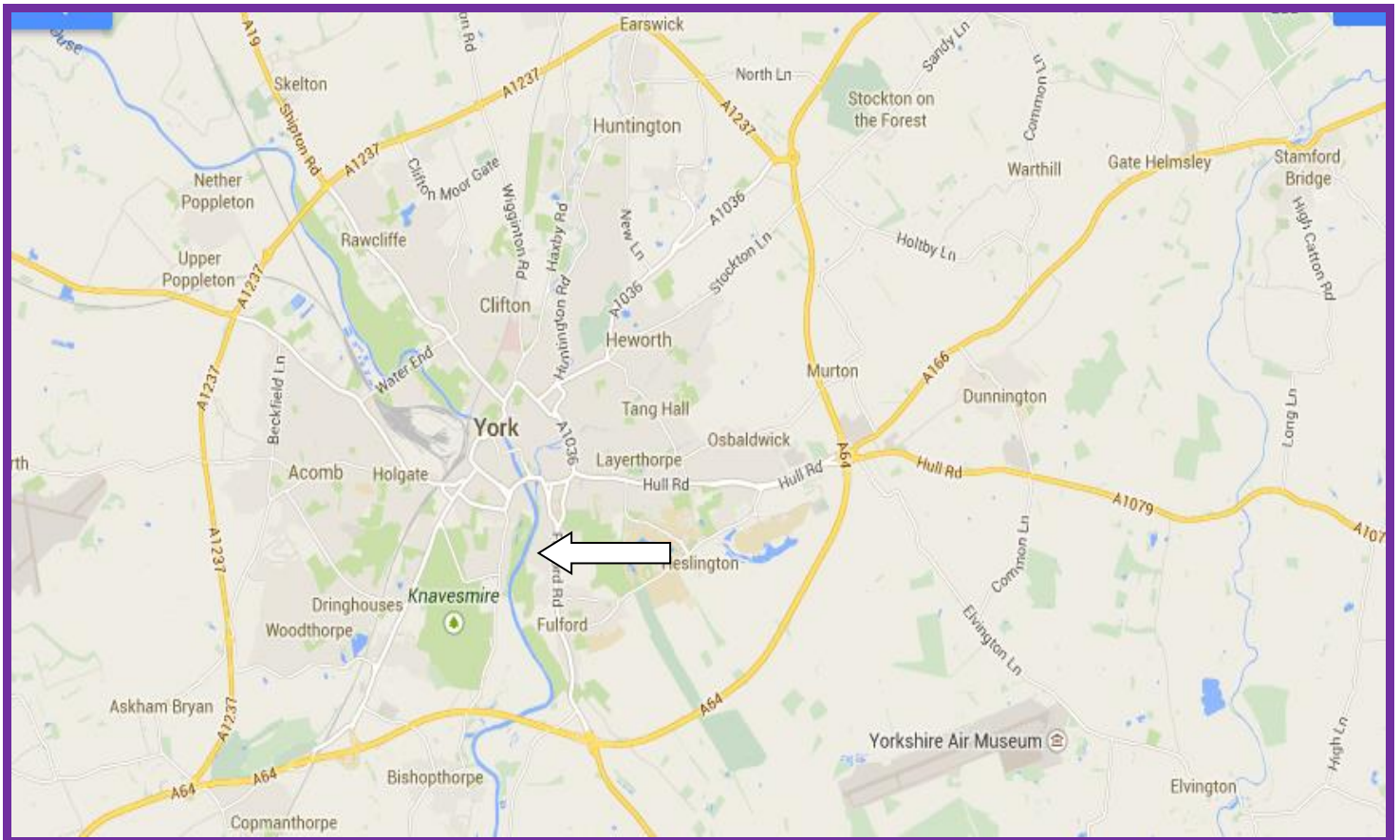
Our enquiries suggest that the property has a rateable value of £53,500 (subject to the uniform business rate in the £) however we recommend that interested parties should make their own enquiries in this regard.

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 07725 416002. Subject to Contract – 090916170122160823rev



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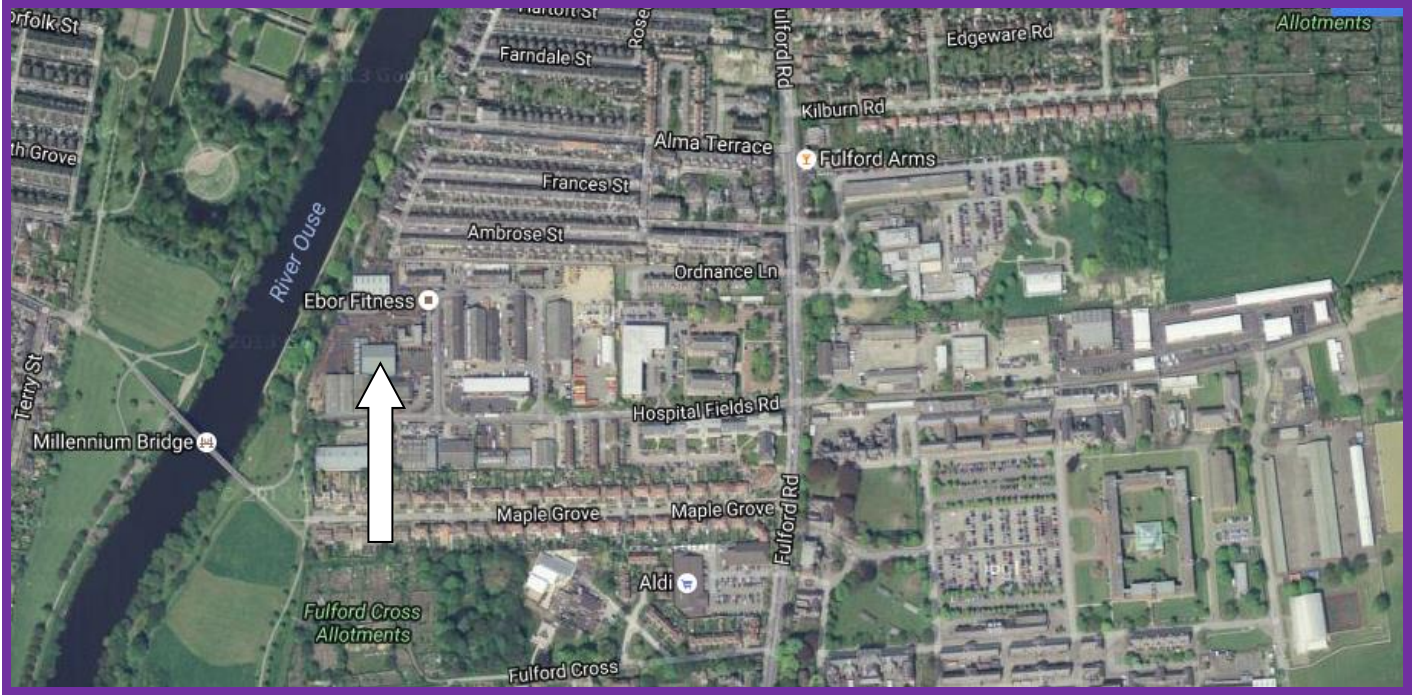
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2 CLIFTON MOOR BUSINESS VILLAGE, JAMES NICOLSON LINK, YORK, YO30 4XG

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REGISTERED IN ENGLAND NO. 5491610

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IMPORTANT NOTICE

Approximate boundary only – not to be relied on

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