

Derwent Valley Trading Estate DUNNINGTON YORK YO19 5EP

McBeath
Property Consultancy

01904 692929
mcbeathproperty.co.uk



- Traditional Industrial units
- 3,672 and 3,900 sq ft approx.
- Large shared yard area
- Established business location
- Secure site
- Excellent access to York and main routes

TO LET

Location

The units are 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 properties comprise the respective end terraced industrial units of a building of purpose built portal framed construction.

The properties have been upgraded to provide a new frontage with roller shutter door. Internally one unit has a reception office with kitchen and WC, and the other has offices with kitchen, WC and mezzanine stores.

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

Additional fit out works can be carried out by separate arrangement.

Floor Areas (GIA)

The properties provide gross internal floor areas of approximately

2a	341.26 sq m (3,672 sq ft)
2c	362.45 sq m (3,900 sq ft)

Externally

A large loading and parking area is provided to the front of the units which is shared between the 3 units in the terrace.

Services

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

Lease

The units are available on new full repairing and insuring leases for a period of years to be discussed.

Asking Rentals

2a	£25,000 per annum
2c	£32,000 per annum

Rateable Value

The properties are rated as set out below;

2a	£23,500
2c	£23,000

The rateable values above are subject to the uniform business rate in order to determine rates payable.

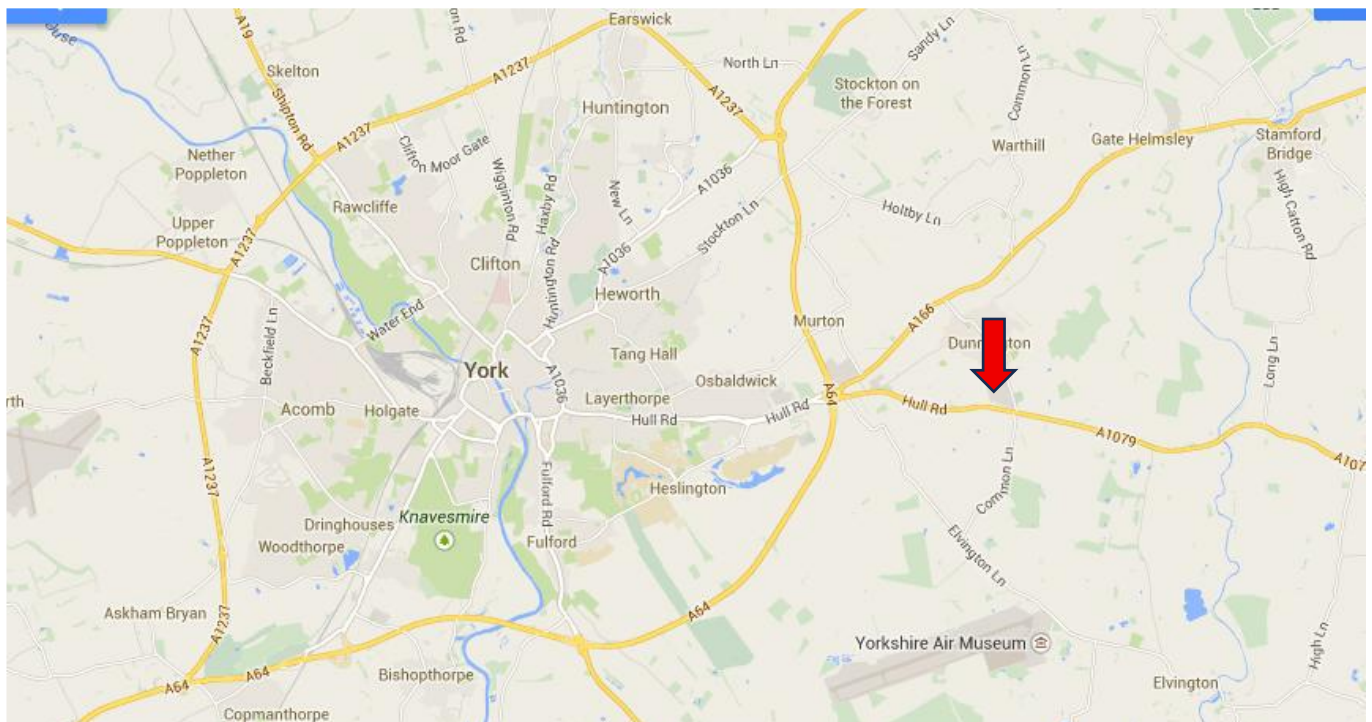
VAT

All prices will be subject to VAT at the applicable rate, where appropriate.

Viewing

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

Subject to Contract – 010725



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