

WAREHOUSE / INDUSTRIAL UNIT

McBeath
Property Consultancy

01904 692929
mcbeathproperty.co.uk

TO LET



**UNIT 15 ALAN FARNABY WAY, SHERIFF
HUTTON INDUSTRIAL PARK, YORK, YO60 6PG**

- ✓ **2,000 SQ.FT (185.75 SQ.M)**
- ✓ **ESTABLISHED INDUSTRIAL ESTATE**
- ✓ **WAREHOUSE WITH OFFICE**
- ✓ **SHARED YARD WITH PARKING**
- ✓ **ADJACENT UNIT CAN ALSO BE MADE AVAILABLE**

McBeath Property Consultancy Ltd.

Chartered Surveyors, Agents, Valuers, Development Consultants, Property & Land Sales, Lettings, Acquisitions, Rent Reviews, Property Management.

2 Clifton Moor Business Village, James Nicolson Link, York, YO30 4XG. Registered in England no. 5419610

LOCATION

This unit forms part of the highly successful Sheriff Hutton Industrial Park, situated approximately 4 miles north of the North York Ring Road, between the villages of Sheriff Hutton and Strensall,

The Industrial Park has become established as a very popular location for a wide range of businesses, with occupiers including Woodhouse Barry Construction, The Monster Group, Rodgers of York, Solinear, DCY Europe, Puddleducks Children's Nursery, Morse Coaches and WHL Building Services.

DESCRIPTION

The property is of steel portal framed construction, clad with cavity brick and double skin metal insulated metal decking elevations with even-pitched double skin insulated metal decking clad roof.

The unit has concrete flooring and is provided with works/storage, office, W.C. and tea point at ground floor level.

There is a sectional loading door and high-bay sodium lighting to the main work area. The works space is heated by way of a warm air blower.

The unit has a large shared tarmacadam loading and parking area to the front.

ACCOMMODATION

The unit has been measured in accordance with the RICS Code of Measuring Practice and has the following approximate Gross Internal Areas: -

Warehouse	167.51 sq.m	1,804 sq.ft
Office	18.24 sq.m	196 sq.ft
TOTAL	185.75 sq.m	2,000 sq.ft

TERMS

The premises are available as a whole by way of a new full repairing and insuring lease for a term of years to be agreed at a rent of **£23,000 per annum exclusive**.

The adjacent Unit 17 to the right, of equal size can also be made available to let in addition to Unit 15.

RATES

We understand the property is assessed as follows:-

Rateable Value: £14,750 (from 1st April 2026)

Interested parties are advised to check with the Local Rating Authority for confirmation of the rates payable.

SERVICES

We are advised that the unit benefits from mains electricity (3 phase), oil heating, water and drainage.

ENERGY PERFORMANCE CERTIFICATE

The property has been independently assessed and certified as falling within Band D (81). A copy of the EPC is available on request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VAT

All prices and rentals quoted are exclusive of, but may be subject to, VAT.

VIEWING

Viewings are strictly by prior appointment with the sole agents McBeath Property Consultancy.

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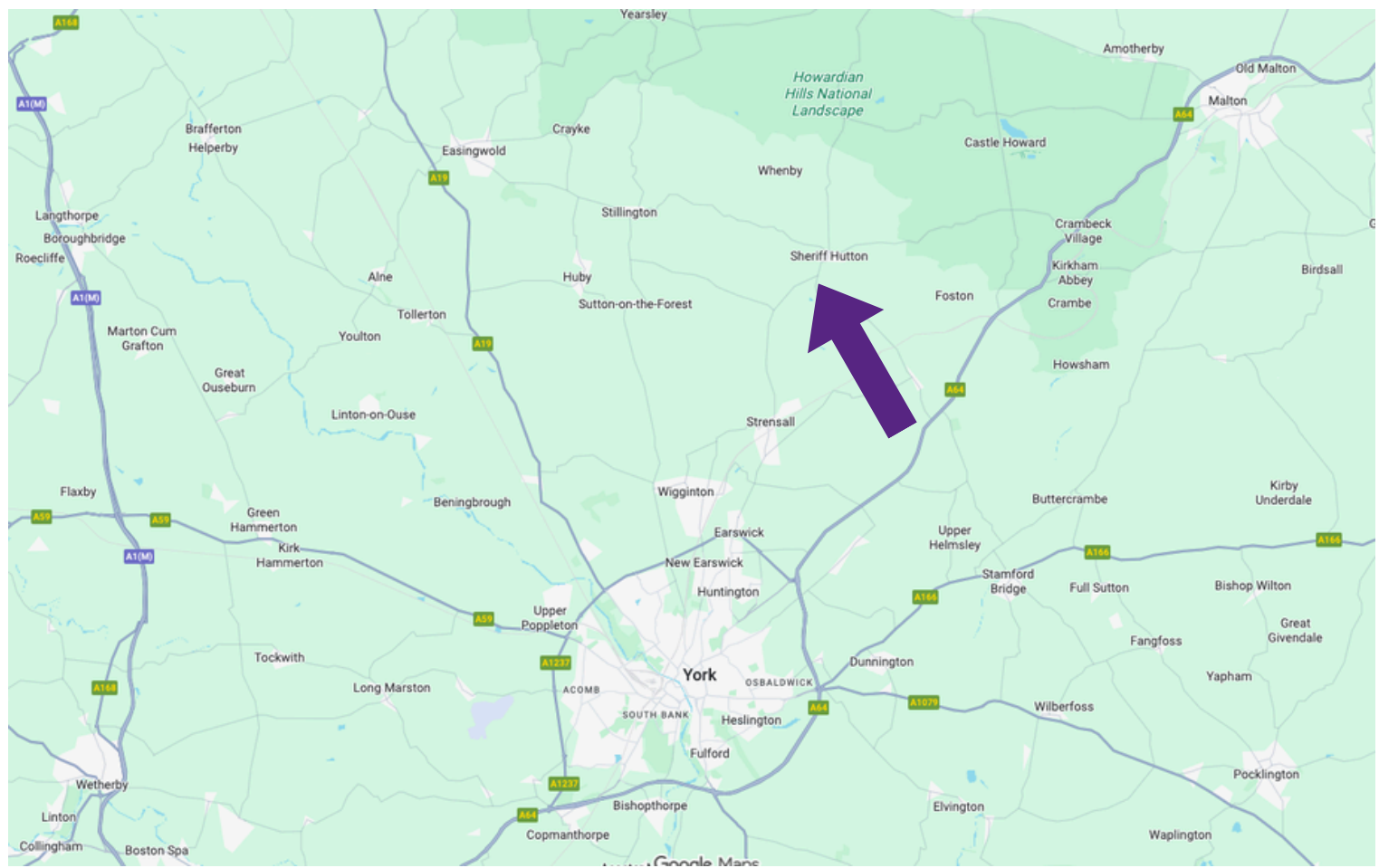
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Subject to Contract - Nov 25

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