

# WAREHOUSE / INDUSTRIAL UNITS

**McBeath**  
Property Consultancy

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mcbeathproperty.co.uk

**TO LET**



**UNITS 15-17 ALAN FARNABY WAY, SHERIFF  
HUTTON INDUSTRIAL PARK, YORK, YO60 6PG**

- ✓ **2,000 - 4,000 SQ.FT (185.75 - 371.50 SQ.M)**
- ✓ **ESTABLISHED INDUSTRIAL ESTATE**
- ✓ **WAREHOUSE UNITS WITH OFFICE**
- ✓ **SHARED YARD WITH PARKING**
- ✓ **AVAILABLE INDIVIDUALLY OR COMBINED**

**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

The units form 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 units have concrete flooring and benefit from open plan warehouse, 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 of each unit. The works space is heated by way of a warm air blower.

The units have a large shared tarmacadam loading and parking area to the front.

## ACCOMMODATION

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

|              |                    |                    |
|--------------|--------------------|--------------------|
| Unit 15      | 185.75 sq.m        | 2,000 sq.ft        |
| Unit 17      | 185.75 sq.m        | 2,000 sq.ft        |
| <b>TOTAL</b> | <b>371.50 sq.m</b> | <b>4,000 sq.ft</b> |

## TERMS

The premises are available individually or combined 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** per unit. Get in touch for further details on rental of the units combined.

## RATES

We understand the units have the following Rateable Values:-

Unit 15 - £14,750 (from 1<sup>st</sup> April 2026)

Unit 17 - £15,000 (from 1<sup>st</sup> 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 units benefits from mains electricity (3 phase), oil heating, water and drainage.

Subject to Contract - Feb 26

### 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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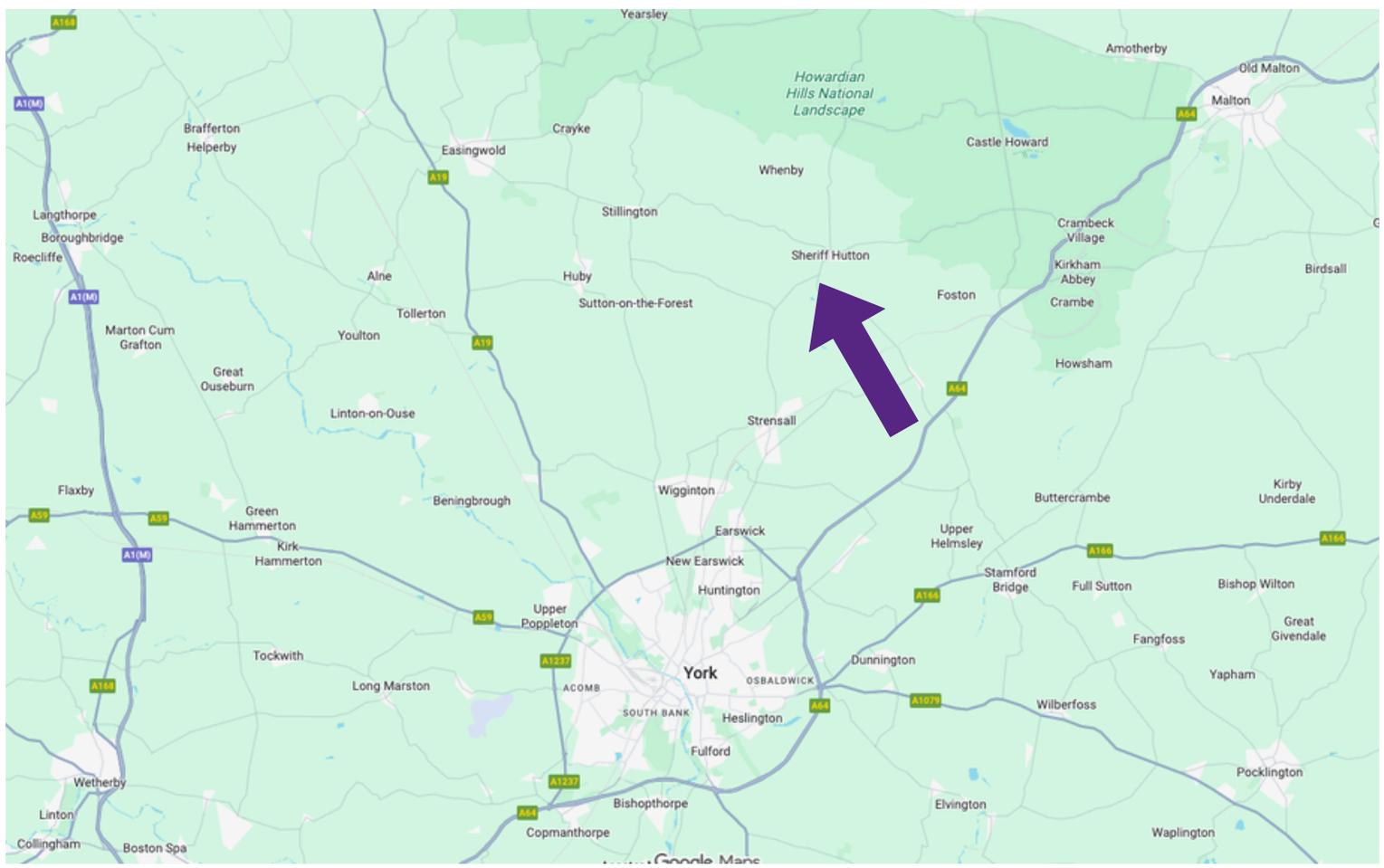
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