

# MODERN SELF CONTAINED OFFICE

**McBeath**  
Property Consultancy

01904 692929  
mcbeathproperty.co.uk

FOR SALE / TO LET



**UNIT 11, ESCRICK BUSINESS PARK, ESCRICK,  
YORK, YO19 6FD**

- ✓ **1,408 SQ.FT (130.76 SQ.M)**
- ✓ **2-STOREY OFFICE UNIT WITH EXCELLENT FIT-OUT**
- ✓ **ADJACENT TO A19 YORK TO SELBY ROAD**
- ✓ **ESTABLISHED MODERN BUSINESS PARK**
- ✓ **6 DEDICATED CAR PARKING SPACES + OVERFLOW**

**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 property is located on the well-established Escrick Business Park, immediately adjacent to the A19, providing a direct link between York (approximately 6 miles to the north) and Selby (approximately 7 miles to the south). This strategic position offers convenient connections to the wider regional road network, including the A64, A63 and M62.

Escrick Business Park comprises an attractive modern, landscaped development of office and business units, designed to accommodate a range of commercial occupiers.

The nearby village of Escrick is within a short drive and offers a good range of amenities for staff, including a petrol station with convenience store, as well as a well-regarded hotel, restaurants and public house.

## DESCRIPTION

This property comprises a modern self contained two-storey office unit, of steel framed construction which is clad with cavity brick with hard-wearing timber dressing.

Internally, the property is laid out to provide two primarily open plan floors with high quality partitioned meeting rooms. The offices benefit from suspended ceilings, LED lighting, a kitchenette at ground floor as well as WC's on both floors (inc. DDA compliant at GF). The unit is alarmed and has a secure entrance door.

Externally, the unit benefits from 6 dedicated parking spaces, including 1 disabled space, there is also additional overflow parking on the business park. The development is attractively landscaped.

## ACCOMMODATION

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

Ground Floor	66.14 sq.m	712 sq.ft
First Floor	64.62 sq.m	696 sq.ft
<b>TOTAL</b>	<b>130.76 sq.m</b>	<b>1,408 sq.ft</b>

## PRICE

We are seeking offers in the region of **£240,000** for the freehold.

## TERMS

The unit is available to let by way of a new full repairing and insuring lease for a term of years to be agreed at a rental of **£22,500 per annum** exclusive of rates, service charge, insurance and VAT.

The occupier will be required to contribute to the common service charge which is currently £1,736 per annum for Unit 11.

## SERVICES

The property is connected for mains electricity, water and drainage. It also benefits from central heating. There is LPG on the estate.

*Subject to Contract - Apr 26*

## RATEABLE VALUE

We understand the unit has Rateable Value of £14,500.

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

## ENERGY PERFORMANCE CERTIFICATE

The unit has been independently assessed and certified as falling within Band B (40).

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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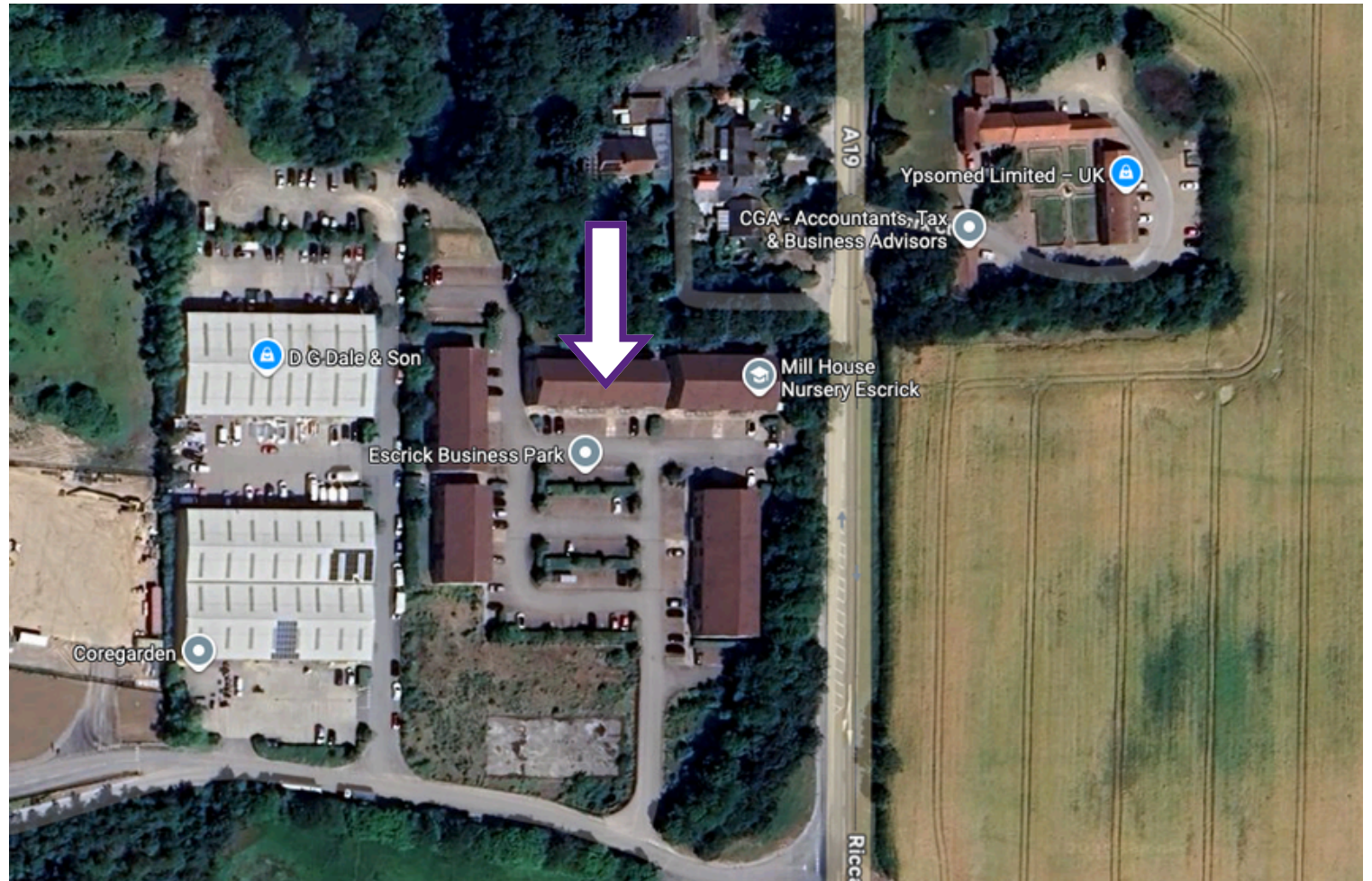
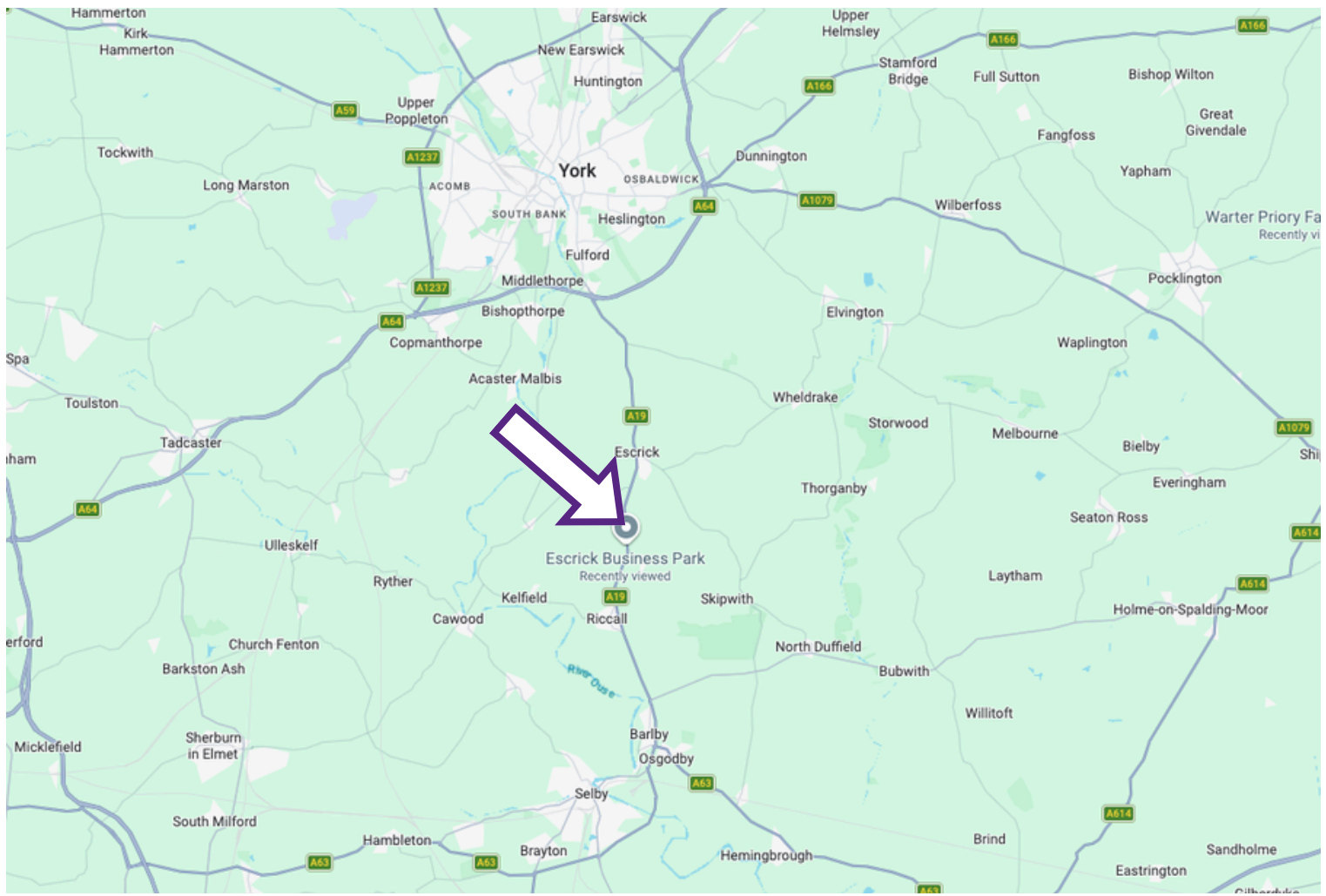


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