

# Birch Park, Huntington Road YORK YO31 9BL

PRELIMINARY PARTICULARS

**McBeath**  
Property Consultancy

01904 692929  
mcbeathproperty.co.uk



Warehouse/Industrial Unit to be newly offered following improvement works

- Kitchen and Canteen facilities
- Offices
- Large secure yard
- Suit wide range of uses, including B2
- Close to main roads
- Just north of city centre

**TO LET**  
Sale considered

McBeath Property Consultancy Limited.

Chartered Surveyors, Agents, Valuers, Development Consultants. Property and Land Sales, Lettings, Acquisitions, Appraisals, Rent Reviews.

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

## Location

The property is situated just to the north of York city centre within the Birch Park business estate, which is accessed from Huntington Road, one of the main link roads between the A1237 North York Ring Road and York city centre. The property therefore has good road connections to the local and regional road network, including the A64 and 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.

Birch Park 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 works and/or warehouse unit which is currently divided into 2 separate occupational areas. An integral work office and staff facility is built integrally to one extent and built to the side of the unit is a reception and managers office.

Internally the property has overhead LED and standard lighting, concrete floors and WC and kitchen facilities. There are 2 loading doors to the front elevation and a smaller door to the side elevation.

## Floor Areas (gross internal approx)

Building 1	706.32 sq m (7,600 sq.ft)
Building 2	464.68 sq m (5,000 sq.ft)
TOTAL	1171.00 sq m (12,600 sq ft) approx

## Externally

Externally there is a large enclosed yard area to the front of the property and a further smaller enclosed yard to the side.

## 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.

## Asking Terms

The property is available on a new FRI lease at an asking rental of £125,000 per annum. Lease length and other lease terms are subject to agreement.

The owner will consider a sale of the property, please contact the agents for further details.

**The property will be available following refurbishment. The landlord/owner is happy to agree the terms for a lease now (or sale if appropriate).**

## Rateable Value

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

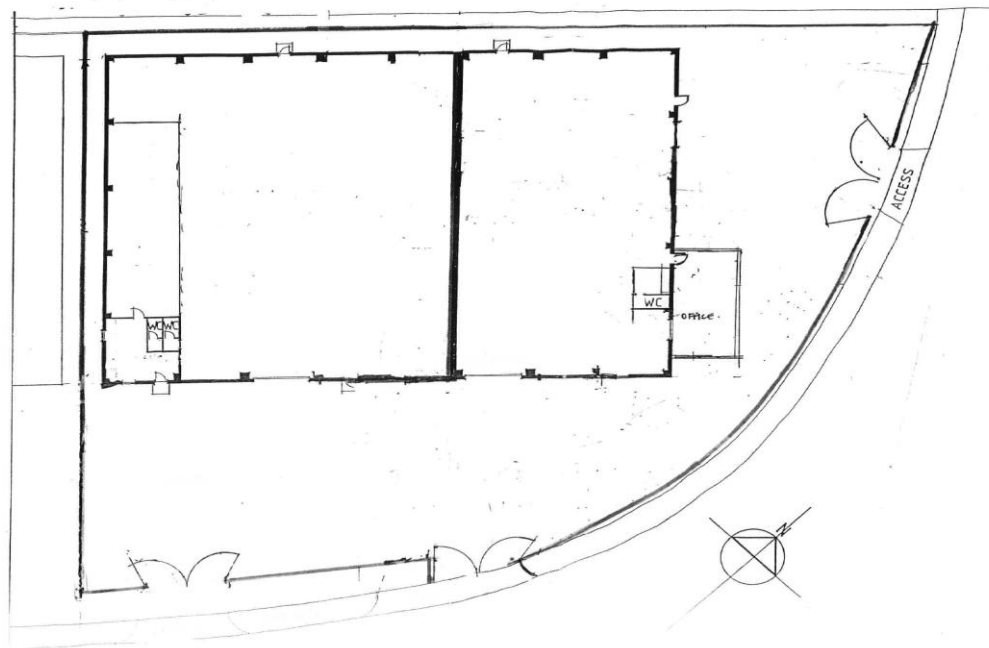
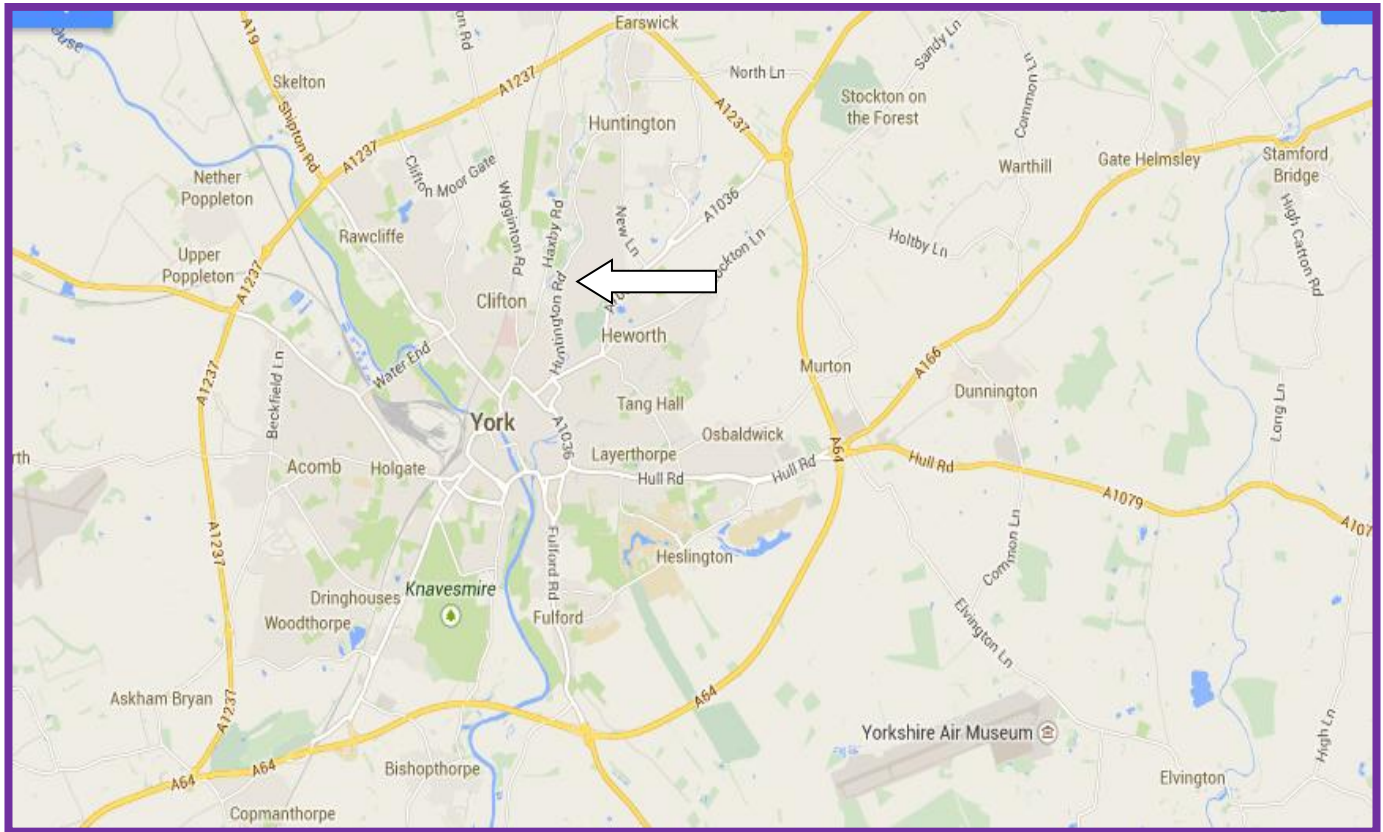
## VAT

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

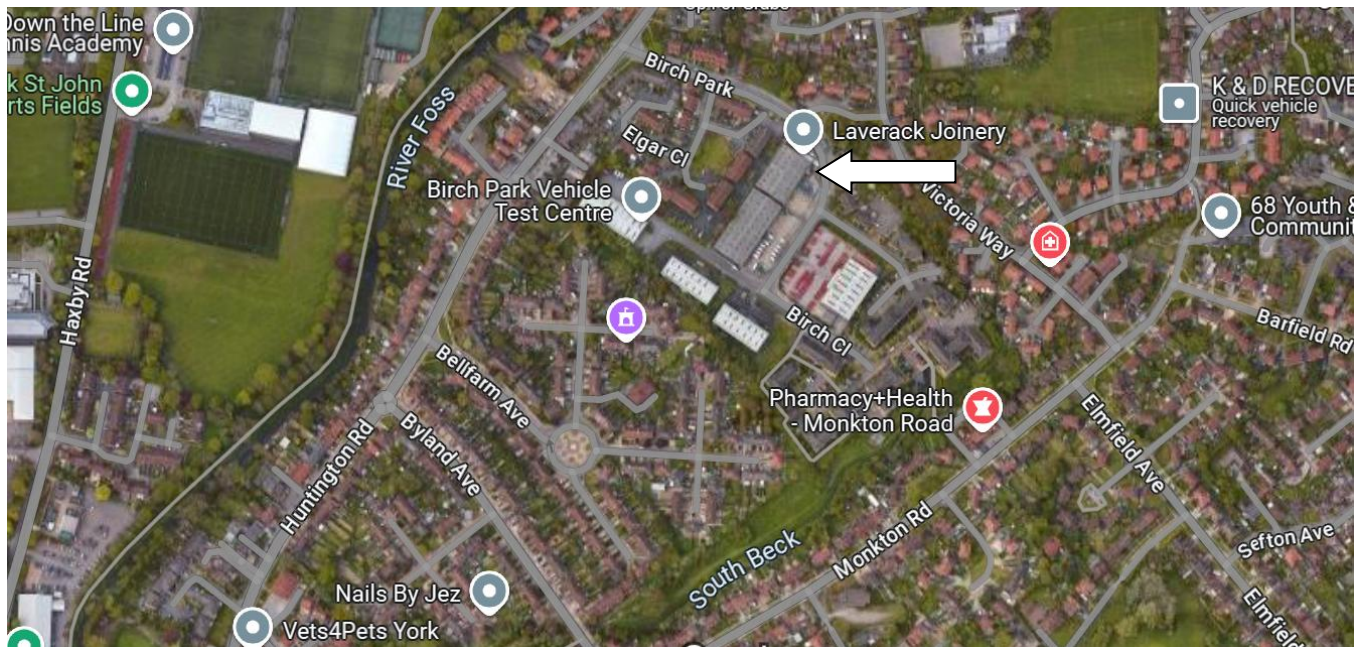
## Viewing

Viewings are by prior appointment with the sole agents McBeath Property Consultancy [andrew@mcbeathproperty.co.uk](mailto:andrew@mcbeathproperty.co.uk) or 07725 416002.

Subject to Contract - 100125



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Plans and aerials for indicative purposes only – Not to scale.

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