

WAREHOUSE / STORAGE UNIT

McBeath
Property Consultancy

01904 692929
mcbeathproperty.co.uk

TO LET



**UNIT G, LONGBRIDGE HOUSE FARM,
EASINGWOLD, NORTH YORKSHIRE, YO61 3ET**

- ✓ **17,500 SQ.FT (1,625.80 SQ.M)**
- ✓ **LARGE OPEN PLAN STORAGE UNIT**
- ✓ **BUSY NORTH YORKSHIRE MARKET TOWN**
- ✓ **LARGE EXTERNAL YARD & PARKING**
- ✓ **AVAILABLE FEBRUARY 2027**

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 situated on Longbridge House Farm Business Park, off Stillington Road on the outskirts of Easingwold. The estate is adjacent to Easingwold Business Park and the area is now well established as an employment location serving the town and surrounding area.

Easingwold is a thriving market town with an affluent local and wider catchment. The town is approximately 9 miles north of York and benefits from excellent road communications. The A19 bypass is located adjacent to the town, providing direct connections south to York and onwards to the A1, and north towards Thirsk and the North-East.

DESCRIPTION

The property comprises a steel portal framed industrial building clad to half height with concrete blocks and thereafter in profile sheet metal. The roof is pitched profile sheet metal incorporating rooflights which provide substantial natural light.

Internally the property provides extensive open plan warehouse space. There is a concrete floor, LED spotlights and roller shutter loading door measuring 10.37m high by 6.20m wide. The unit benefits from an eaves height of 8.16m and ridge height of 13.33m.

Externally, the property has a large concrete surfaced parking and loading area. The site is secured by an entrance barrier and CCTV. Additional site facilities include a weighbridge.

ACCOMMODATION

The unit comprises a Gross Internal Area of approximately **17,500 sq.ft (1,625.80 sq.m)**.

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 rent of **£98,000 per annum** exclusive of rates, insurance and VAT.

The unit will be available for occupation from 1st February 2027.

SERVICES

The property is connected for mains electricity (3-phase) and water.

RATEABLE VALUE

Interested parties are advised to make their own investigations with the Local Rating Authority (North Yorkshire Council).

ENERGY PERFORMANCE CERTIFICATE

Awaiting reassessment.

LEGAL COSTS

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

Subject to Contract - Aug 26

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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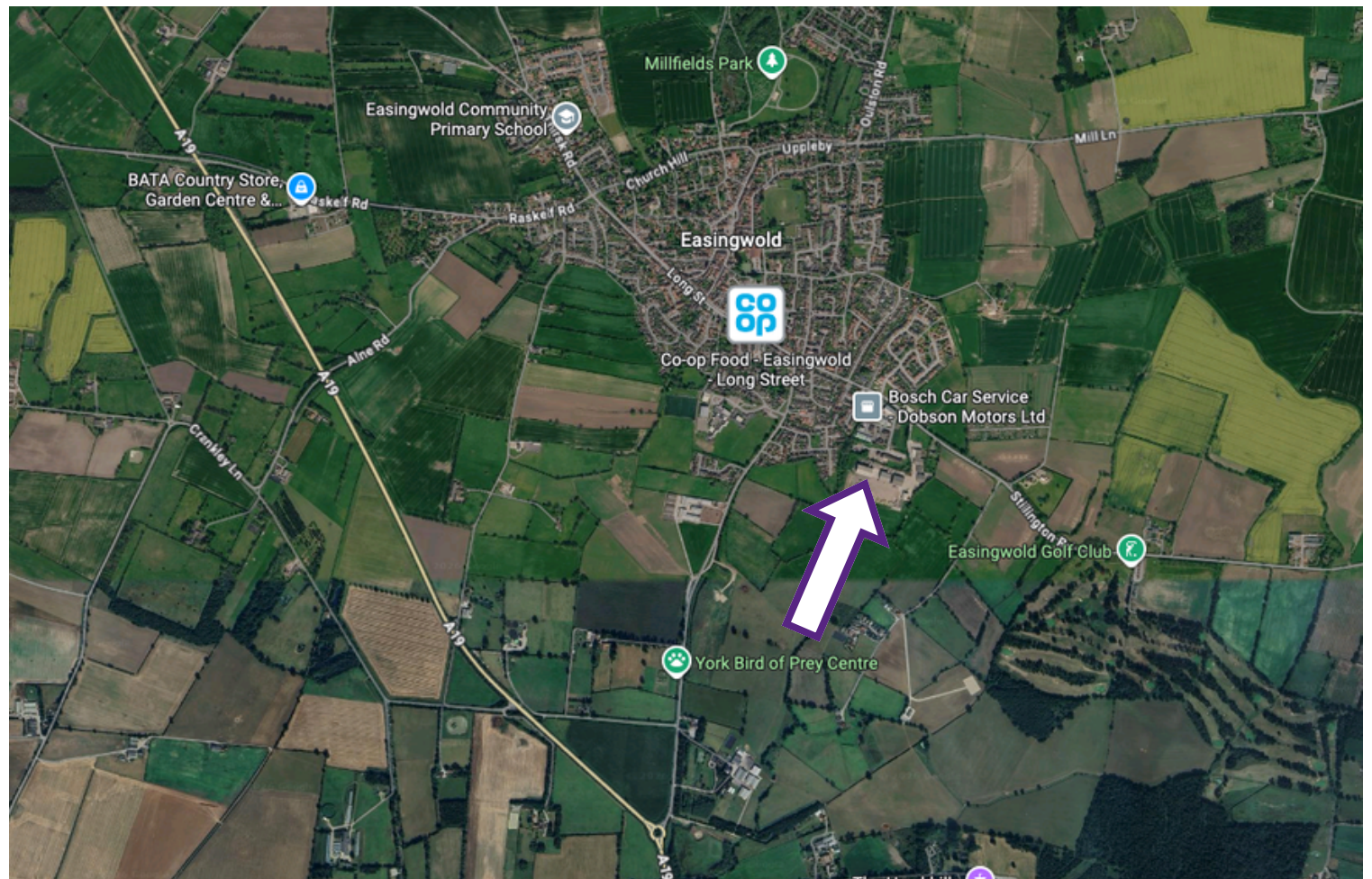
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