

WAREHOUSE UNIT

McBeath
Property Consultancy

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mcbeathproperty.co.uk

TO LET



**FORMER IPS UNIT, WIGGINTON ROAD, YORK,
YO31 8BA**

- ✓ **58,169 SQ FT (5,406.04 SQ M)**
- ✓ **LARGE WAREHOUSE WITH LOADING BAY**
- ✓ **PROMINENT LOCATION FRONTING WIGGINTON RD**
- ✓ **HIGHLY SECURE SITE OCCUPIED BY NESTLE**
- ✓ **PREFERENCE FOR SHORT TERM LETTING**

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 forms part of the established Nestlé site on Wigginton Road, York, approximately 1 mile north of York city centre. The unit fronts Wigginton Road at the North Gate entrance, providing a prominent position on one of the principal routes into the city.

The site also benefits from access via Haxby Road, providing excellent connectivity to York and the surrounding road network. The A1237 York outer ring road is approximately 2 miles to the north, providing access to the A64 and A1(M), while the A19 provides a direct route north towards Thirsk and the wider North Yorkshire region.

The property forms part of the Nestlé York campus, a major employment location and an important part of the city's economy. The campus employs approximately 2,000 people, making Nestlé York's largest private employer, and incorporates a major confectionery manufacturing facility, distribution centre and global research and development facilities. The site is home to the production of iconic brands including KitKat, Aero, Polo and Yorkie.

DESCRIPTION

The property comprises a substantial warehouse and distribution unit of predominantly steel portal frame construction, with a mix of brick/blockwork and profiled metal cladding elevations beneath a pitched and multi-span roof.

Internally, the accommodation provides a large, open plan warehouse space with 6.43m eaves height and 8.14m ridge height. There is a loading bay adjoining the main warehouse which incorporates a mezzanine providing storage accommodation above and benefits from seven roller shutter loading doors opening onto a dedicated external loading area.

The unit also provides good staff facilities, including a canteen, male and female WC facilities and separate changing rooms. Access is provided via a dedicated staff and pedestrian entrance to the front of the unit, leading into a central hallway and the warehouse accommodation.

Externally, the property benefits from dedicated HGV loading facilities together with allocated car parking within the car park opposite the unit. The wider Nestlé site provides a secure, managed environment with a manned security lodge at the main entrance.

ACCOMMODATION

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

Main Warehouse	3,543.44 sq m	38,127 sq ft
Loading Bay	1,472.71 sq m	15,852 sq ft
Loading Bay Mezzanine	299.35 sq m	3,221 sq ft
Staff Facilities Mezzanine	90.06 sq m	969 sq ft
TOTAL	5,406.04 sq m	58,169 sq ft

Subject to Contract - Sep 26

TERMS

The unit is available to let by way of a new internal repairing and insuring lease at a rental of **£250,000 per annum exclusive**.

The lease term is negotiable, although the preference is for a short-term letting of no more than three years, or alternatively a longer term incorporating a mutual break option at the end of the third year.

RATES

The site is currently assessed as a whole for rates purposes, we understand the proportion of rates payable for the subject unit is approximately £100,000 per annum.

ENERGY PERFORMANCE CERTIFICATE

Awaiting reassessment.

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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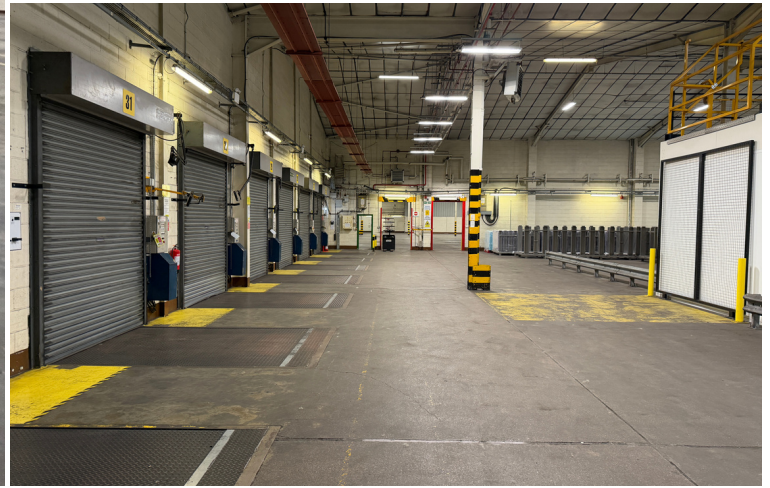
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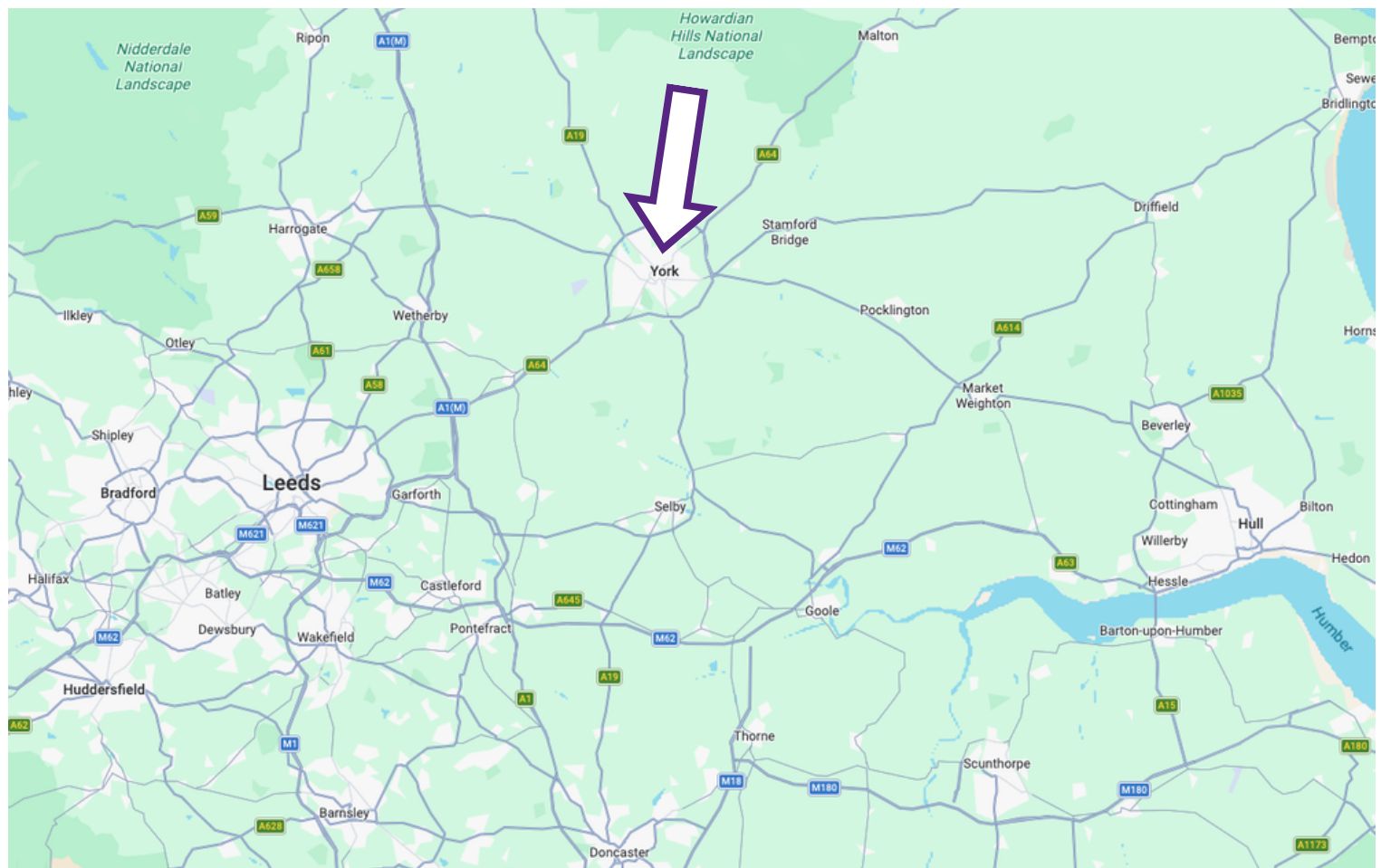


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