



#### Location

The premises are located on Outgang Lane within Osbaldwick Industrial Estate, close to the junction of Osbaldwick link road and the A1079 to Hull Road, approximately three miles east of York City Centre.

The premises benefit from easy access to the A64 - York's outer ring road which in turn offers direct links to the national road networks, the east coast ports, and a number of international airport terminals.

#### Description

The premises form a self-contained warehouse/ office unit within a small modern complex. The unit is constructed of steel portal frame with insulated plasticol cladding and block infills. Full insulation has been provided, together with roller shutter door, separate personnel door, office (ground and mezzanine) and WC.

#### Accommodation

The premises provide the following approximate net floor areas:

<i>Ground (inc office/WC)</i>	<i>1,365 sq ft</i>
<i>Mezzanine (inc office)</i>	<i>905 sq ft</i>
<b>Total</b>	<b>2,270 sq ft</b>

Four car parking spaces are allocated to the building.

#### Services

Three phase electricity, gas, water and drainage are connected



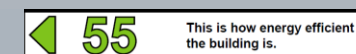
#### Rent

£12,000 per annum.

#### Terms

The premises are offered on full repairing and insuring terms, subject to three yearly rent reviews. The length of lease is negotiable.

#### EPC



#### Rateable Value

We understand the property is assessed for ratings purposes as follows:

Rateable value           £11,000

Rates payable           £5,390

*(This property is eligible for small business rates relief)*

#### VAT

All costs are exclusive of VAT.

#### Legal Costs

Each party will be responsible for their own legal cost incurred in the transaction.

#### Further Information

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