



**LOCATION**

The premises are located on Outgang Lane 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 several airports.

**DESCRIPTION**

The premises form a self-contained office / warehouse 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 and WC.

7 x Allocated parking spaces available with the unit.

**ACCOMMODATION**

The property provides the following approximate floor areas:

Ground Floor Storage	2,400 sq ft
Ground Floor Office	800 sq ft
Mezzanine Storage	1,500 sq ft
First Floor Office	800 sq ft
<b>Total</b>	<b>5,500 sq ft</b>



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Plotted Scale - 1:1250. Paper Size - A4

### EPC

UNITS 8 AND 9  
OSBALDWICK INDUSTRIAL ESTATE  
OUTGANG LANE  
YORK  
YO19 5UX

Energy rating

C

Valid until 6 November 2030

Certificate number  
9409-5181-1682-1440-7203

### SERVICES

Three phase electricity, mains water, gas and drainage are connected to the premises.

### TERMS

The premises are offered on a new 5-year lease on full repairing and insuring terms.

### RENTAL

£36,000 per annum exclusive (payable quarterly in advance).

### RATES

Rateable Value: £24,500 Rates Payable: £11,319 VAT is payable on the rental.

### LEGAL COSTS

Each part will be responsible for payment of own legal costs incurred in the transaction.

### Further Information

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