

TO LET OFFICE WAREHOUSE

UNIT 3 OSBALDWICK INDUSTRIAL ESTATE YORK, YO19 5UX



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 Yorks' outer ring road which in turn offers direct links to the national road networks, the East Coast Ports, and several airports.

Description

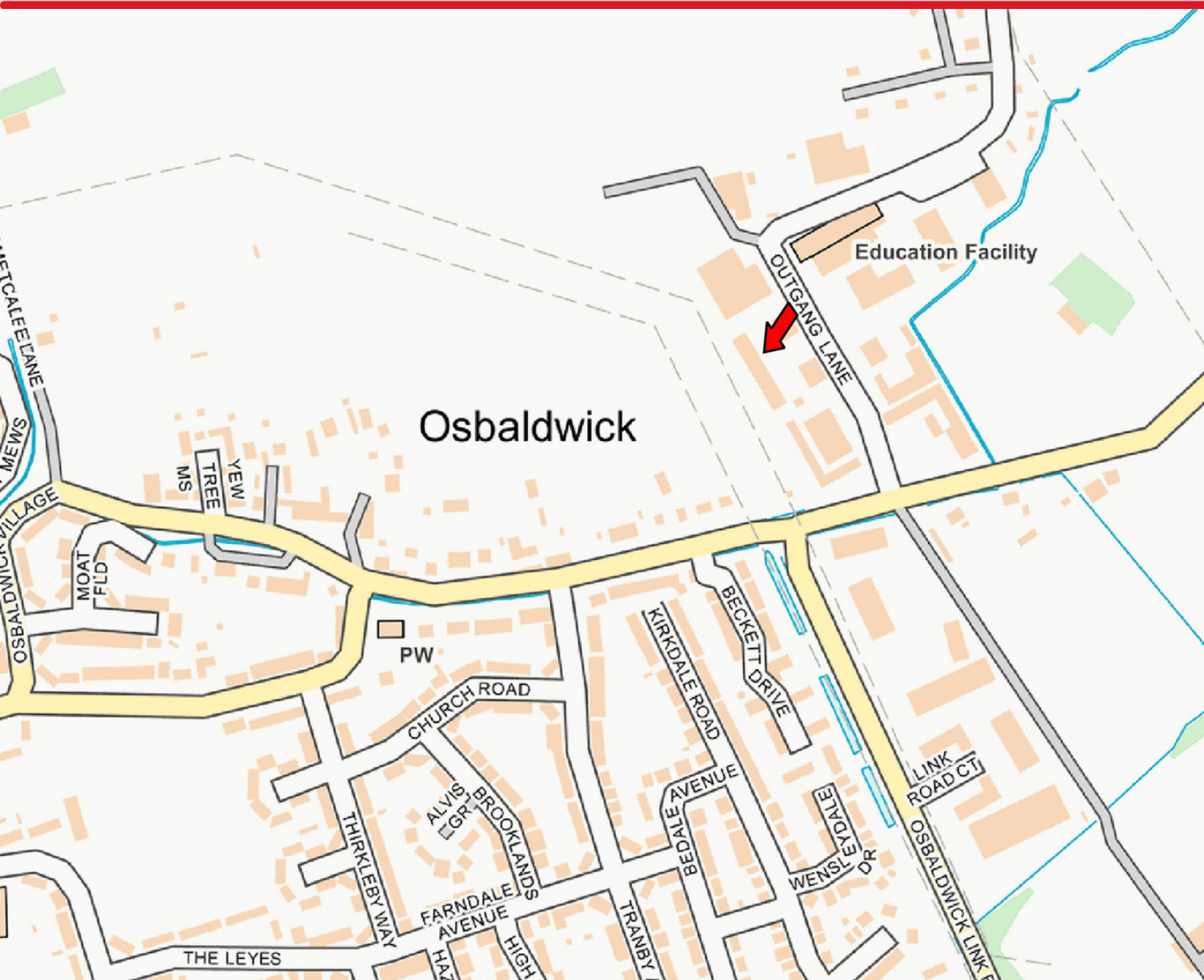
The premises forms a self-contained office/warehouse unit within a small modern complex.

The unit is constructed of steel portal frame with insulated plasticol cladding and block infills. Internally it has eaves heights of approximately 15 feet and sealed reinforced concrete floors.

Full insulation has been provided together with roller shutter doors, separate personnel door office and WC.

The height of the eaves is 16' 5".

There are 4 on site carparking spaces.



Accommodation

The unit provides the following approximate net internal floor areas:

Ground Floor	Office	335 sq ft
	Warehouse	775 sq ft
First Floor	Office	495 sq ft
Total		1,605 sq ft

Services

Three phase electricity, gas, water and drainage are connected to the premises. Male and Female toilets, air conditioning and alarms.

Planning

EPC

51-75

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Lease Terms

The property is offered on a five year lease term on full repairing and insuring terms.

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YORK, YO19 5UX



Rent

£16,000 per annum exclusive.

Rates

We understand that the retail unit is assessed for rating purposes as follows:

Rateable Value: £8,700

Rates Payable: £4,263

Service Charge

Service details available upon request.

VAT

All costs 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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www.stapletonwaterhouse.com

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