

PARK 18TWENTY, OSBALDWICK, YORK, YO19 5GS

HYBRID INDUSTRIAL UNITS TO LET

**STAPLETON
WATERHOUSE**



Location

The premises are located on Murton Way, approximately three miles east of York City Centre, close to the junction of Osbaldwick link road and the A1079, Hull Road, providing easy access to the A64.

Nearby occupiers include Brew York, Selco Builders Merchants, B&Q, HQ Tyres and Thrifty Car & Van Rental.

Description

The property will provide a new L-shaped terrace of 6 industrial units incorporating offices at first floor.

The premises will be of steel portal frame construction under a pitched profile sheet clad roof with profile sheet clad elevations incorporating feature glazed entranceways.

Externally the properties provide dedicated car and bicycle parking.

It is anticipated the scheme will be completed by Q4 2024 / Q1 2025.

Services

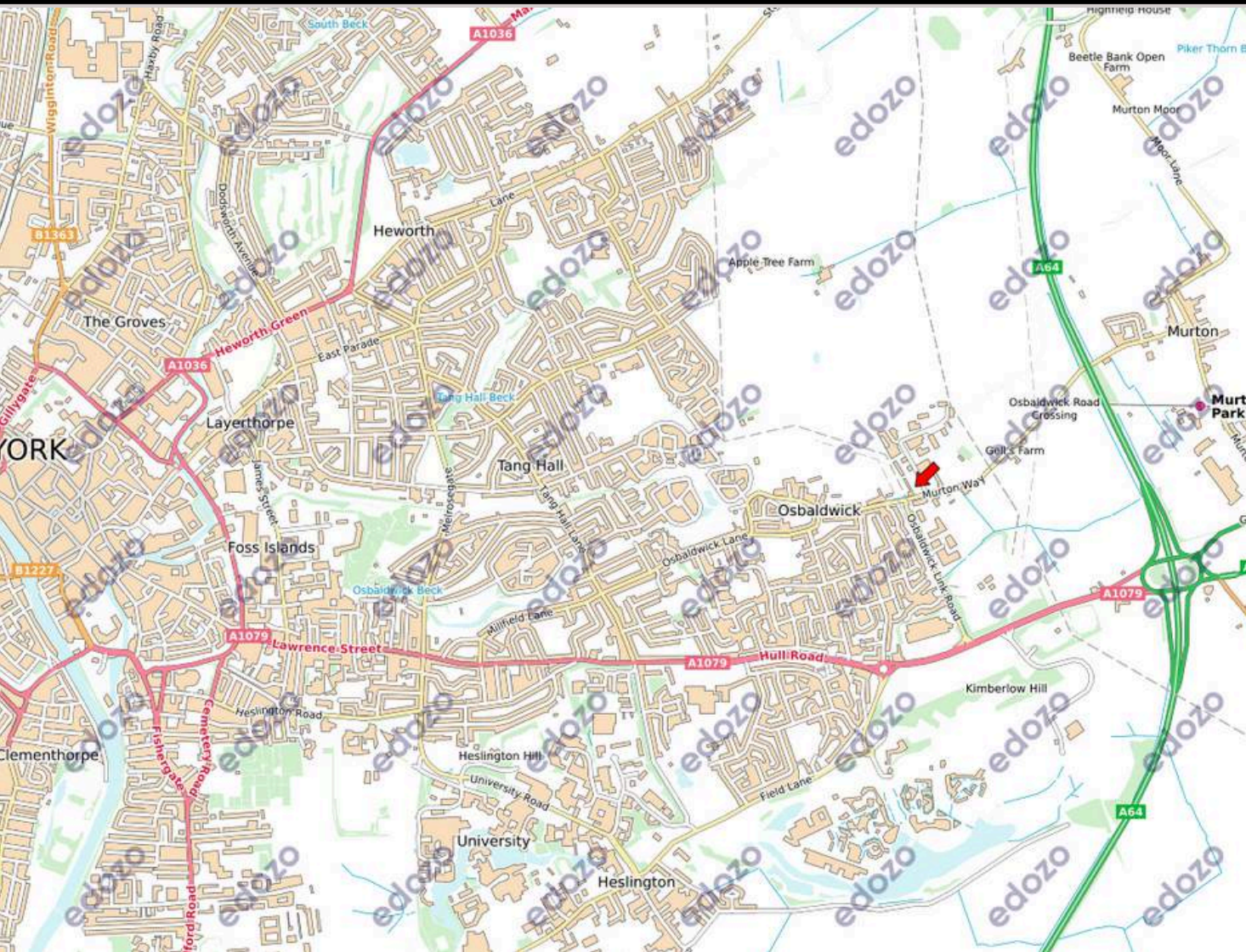
Mains, electricity and drainage included.

www.stapletonwaterhouse.com

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Accommodation

The units provides the following approximate gross internal floor areas:

Unit 1

Ground Floor	2,500 sq ft
First Floor	1,520 sq ft
Total	4,020 sq ft

Unit 2

Ground Floor	3,150 sq ft
First Floor	2,340 sq ft
Total	5,490 sq ft

Unit 3

Ground Floor	1,660 sq ft
First Floor	1,030 sq ft
Total	2,690 sq ft

Unit 4

Ground Floor	810 sq ft
First Floor	505 sq ft
Total	1,315 sq ft

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Accommodation Continued

Unit 5

Ground Floor	810 sq ft
First Floor	505 sq ft
Total	1,315 sq ft

Unit 6

Ground Floor	820 sq ft
First Floor	510 sq ft
Total	1,330 sq ft

Planning

Use Class E - Industrial use as designated under the new Use Class Order (2020).

EPC

To be commissioned.

Rates

To be commissioned.

Rent

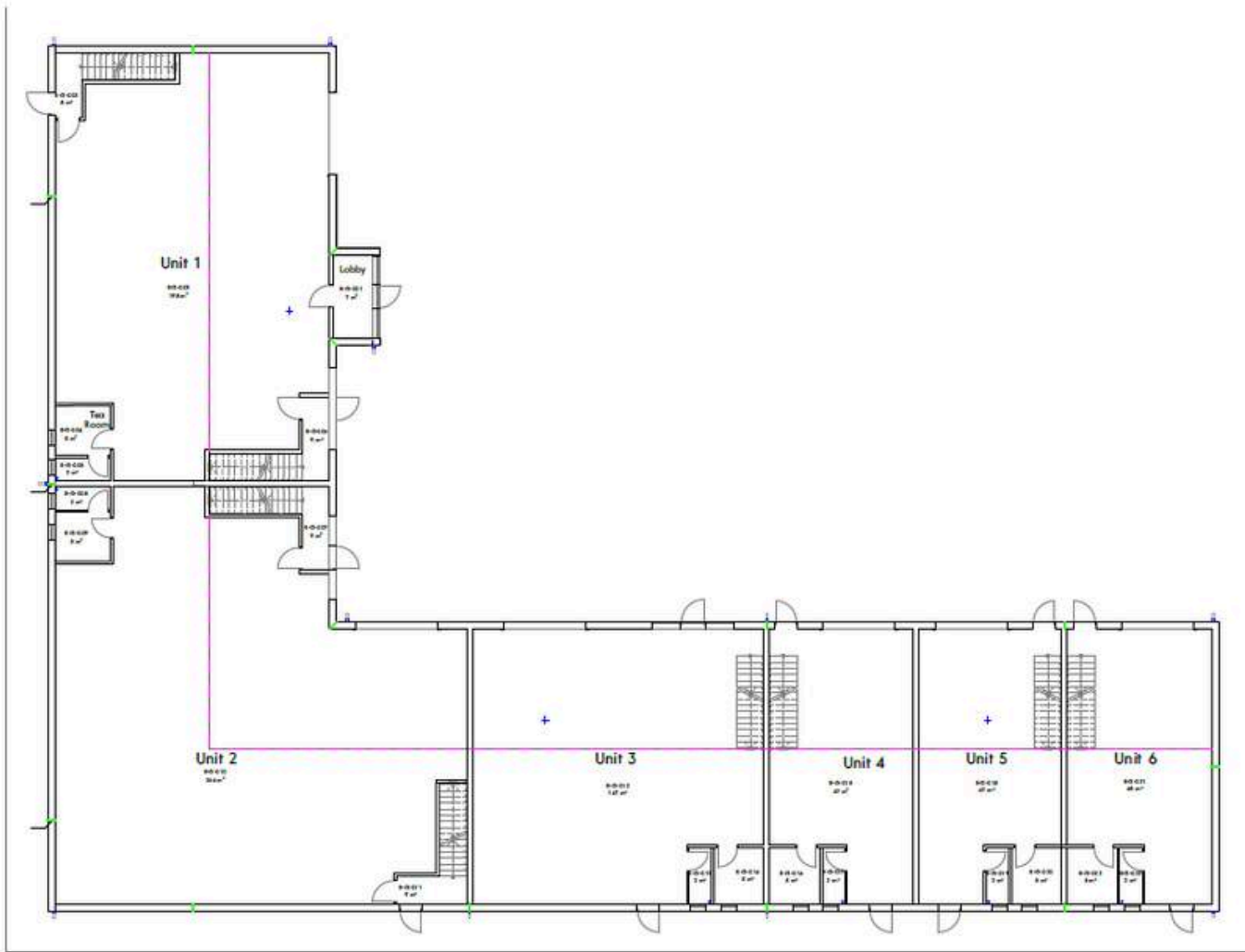
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Term

New lease on full repairing and insuring terms for a term of years to be agreed.

Legal Costs

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

RICS Code for Leasing Premises

If you are not represented by a RICS member or other property professional, we are obligated to inform you of the existence of the code for leasing commercial premises and its supplemental guide, and we recommend that you obtain professional advice. A copy of this professional statement is available to download on our website.

Further Information

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