

**UNIT 11 THE FORUM, ROSE AVENUE
YORK BUSINESS PARK, YORK, YO26 6RU**

MODERN WAREHOUSE / INDUSTRIAL UNIT TO LET

**STAPLETON
WATERHOUSE**



Location

The property is located on Rose Avenue, York Business Park, approximately 2 miles to the North West of York City Centre and with excellent access to the A1237 York ring road at Nether Poppleton which subsequently connects to Leeds and Harrogate via the A64/A59.

The surrounding area is mixed use in nature comprising a range of offices, industrial and retail, forming an established commercial centre on the outskirts of York.

Description

The property is a modern semi-detached industrial unit benefitting from the following:

- 6m eaves
- Integral offices
- Sectional goods door
- Shared yard

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Accommodation

The unit provides the following approximate gross internal floor area:

Warehouse *3,005 sq ft*

The above includes a ground floor office of approximately 260 square feet.

Services

Mains, 3 phase electricity, water and drainage connected.

EPC

The property has been assessed to have an EPC rating of C

Planning

The current use is an warehouse, designated as Class E, under the new Use Classes Order (2020).

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Rates

Rateable Value: £19,750
Rates Payable: £9,677.50

Rent

Available on application.

Lease Terms

The unit is offered on a new full repairing and insuring lease.

Service Charge

The ingoing tenants will be responsible for the building insurance premium together with a contribution towards the upkeep of the estate.

VAT

All costs exclusive of VAT.

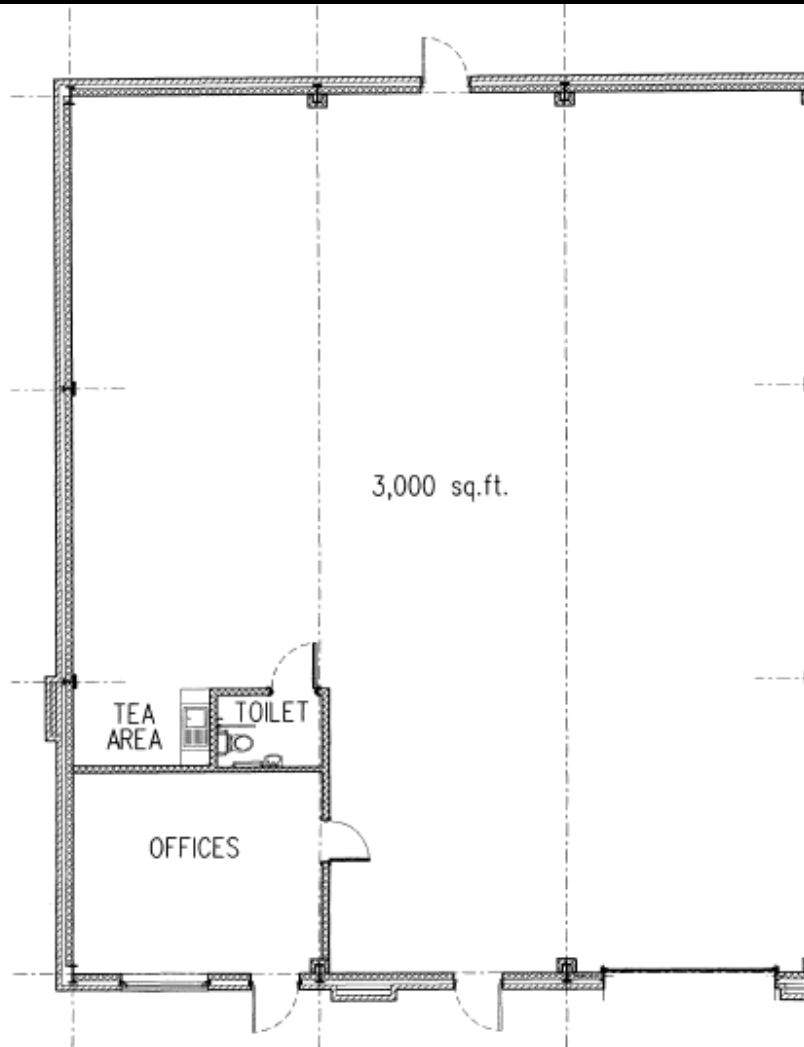
Legal Costs

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

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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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