

**UNIT 7, YORK BUSINESS PARK  
10 GREAT NORTH WAY, YORK, YO26 6RB**

**TWO STOREY OFFICE UNIT TO LET**

**STAPLETON  
WATERHOUSE**



#### Location

The property is located on Great North Way, 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 comprises a 2-storey detached office unit providing modern, refurbished accommodation benefitting from carpeted full access raised floors, suspended ceilings incorporating inset lighting and gas fired central heating.

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**Accommodation**

The property has the following net internal floor areas:

<i>Ground Floor</i>	<i>2,525 sq ft</i>
<i>First Floor</i>	<i>2,580 sq ft</i>
<b>Total</b>	<b>5,105 sq ft</b>

**Parking**

The unit comes with 24 dedicated parking spaces.

**Services**

Mains, electricity, gas, water and drainage connected.

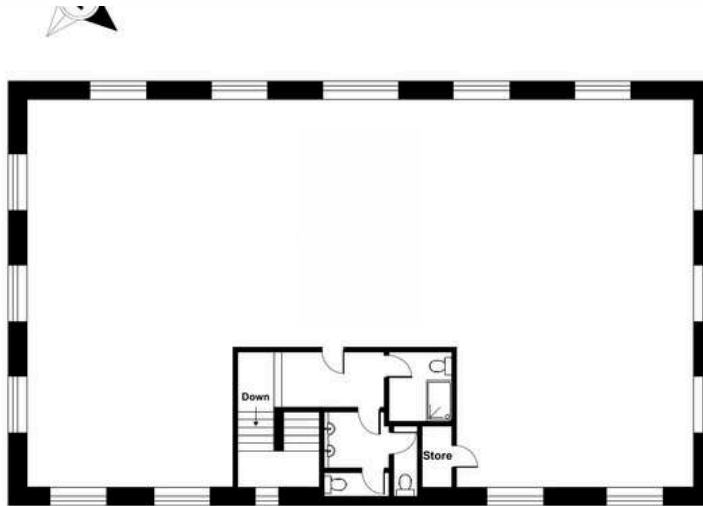
**EPC**

To be commissioned.

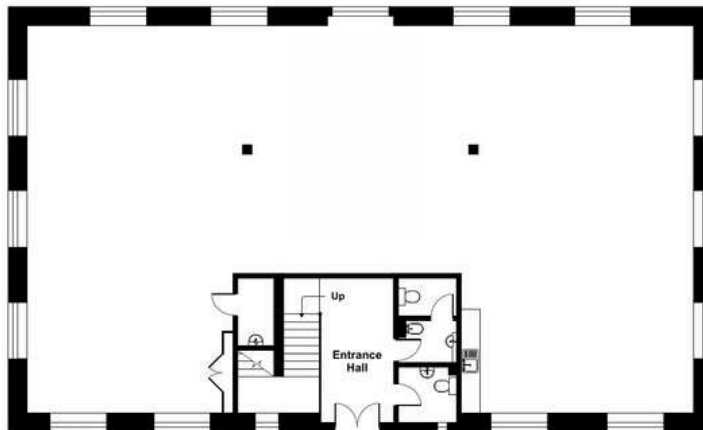
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FIRST FLOOR



GROUND FLOOR

 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichocom 2024. Produced for Stapleton Waterhouse Ltd. REF: 1167374

**Planning**

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

**Rates**

Rateable Value: £53,000  
Rates Payable: £28,938

**Rent**

Available upon application.

**Lease Terms**

Offered on a new full repairing and insuring lease.

Messrs. Stapleton Waterhouse for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to conditions and necessary permission for inspection or otherwise as to the correctness of each of them; (iii) no persons in the employment of Messrs. Stapleton Waterhouse has any authority to make or give any representation whatsoever in relation to this property; VAT Except as expressly stated in these particulars, all prices quoted (whether sale price, premium, rent or otherwise) shall in all cases be deemed to be exclusive of VAT and VAT will be added where applicable. Similarly, unless stated otherwise, any offer made will be deemed to be exclusive of VAT.

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**VAT**

All costs exclusive of VAT.

**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**

Alastair Gill  
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**Joint Agent**

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