

**UNIT 19 YORK BUSINESS PARK
ROSE WAY, YORK, YO26 6RR**

2,074 SQ FT WORKSHOP 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 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 development consists of three back-to-back terraces of industrial and business space units. The subject property is an end terrace with profile sheet clad elevations under a pitched profile sheet clad roof with translucent panels set therein. The property is accessed via a single pedestrian door and benefit from the provision of a single sectional up and over ground level loading door. Internally, the space provides for open industrial accommodation with concrete floors, blockwork walls, open ceilings to eaves and strip LED lighting. There is an accessible WC and kitchenette facility.

Accommodation

The property has the following net internal floor areas:

2,074 sq ft

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Parking

The development is served by a car park which provides communal parking on a first come first served basis.

Services

Mains, electricity, water and drainage connected.

EPC

Interested parties to make their own enquiries.

Planning

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

Lease Terms

The unit is available to let by way of flexible 12 month licenses. Longer term leases may also be considered.

Rent

£23,000 per annum exclusive.

Rates

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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

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