

**UNIT 3 YORK BUSINESS PARK
ROSE WAY, YORK, YO26 6RR**

484 SQ FT BUSINESS 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 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 business units are accessed by a pedestrian door with vinyl covered floors, suspended ceilings with inset lighting. The unit has an accessible WC and kitchenette facility.

This unit would be suitable to a variety of businesses including office, light industrial and leisure.

Accommodation

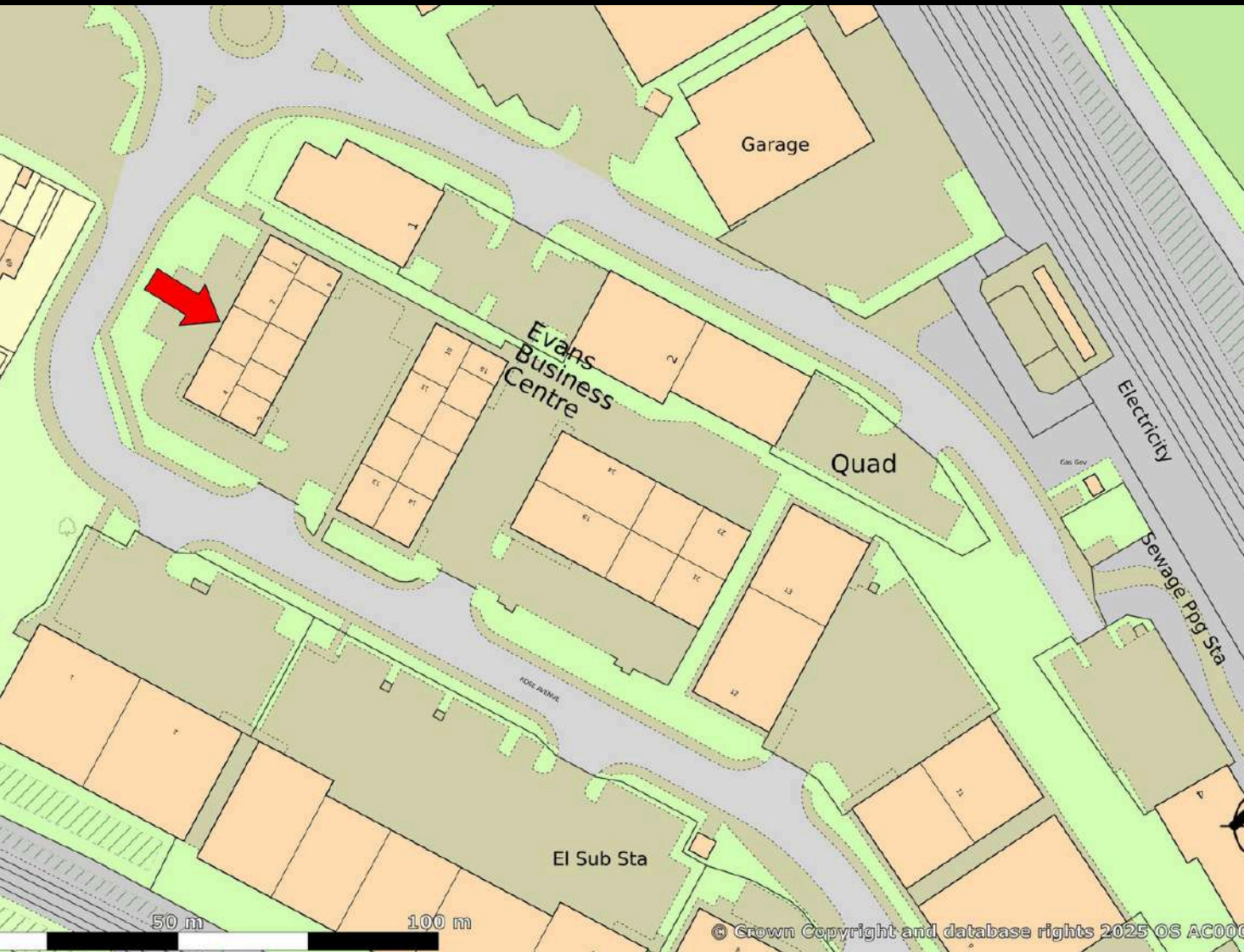
The property has the following gross internal floor areas:
484 sq ft

www.stapletonwaterhouse.com

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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



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

£8,712 per annum exclusive.

Rates

Interested parties to make their own enquiries.

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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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