

# FLEXSPACE, MARSTON MOOR BUSINESS PARK TOCKWITH, YO26 7QF

## 802-1014 SQ FT INDUSTRIAL UNITS TO LET

# STAPLETON WATERHOUSE



### Location

The property is located on Marston Moor Business Park, approximately 5 miles to the east of Wetherby and only a 10 minute drive to Junction 46 of the A1 (M). The site is accessed from via Rudgate from the B1224 York / Wetherby Road, providing easy access to York in the east and Wetherby and the A1M in the west.

### Situation

The property provides a back-to-back terrace of industrial units totalling 20,233 sq ft. Each unit has its own pedestrian access door, roller shutter door and onsite car parking. Internally the units provide open plan industrial accommodation with an accessible WC and kitchenette facility.

### Parking

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

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Unit	Rent pcm	Site Charge PCM	Insurance Charge PCM
20B	POA	£59.15	£15.21
20G	POA	£46.78	£12.03
21D - Under Offer	POA	£46.78	£12.03
21E	POA	£46.90	£12.06
21J	POA	£46.78	£12.03
21K	POA	£46.90	£12.06

**Planning**

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

**Accommodation**

The properties have the following gross internal floor areas:

<i>Unit 20B</i>	<i>1,014 sq ft</i>	
<i>Unit 20G</i>	<i>802 sq ft</i>	
<i>Unit 21D</i>	<i>802 sq ft</i>	<i>Under Offer</i>
<i>Unit 21E</i>	<i>804 sq ft</i>	
<i>Unit 21J</i>	<i>802 sq ft</i>	
<i>Unit 21K</i>	<i>804 sq ft</i>	

**Rent**

Price on application.

For other fees please see spreadsheet.

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**EPC**

51-75

**C**

75 C

**Rates**

Interested parties to make their own enquiries.

**Services**

Electricity, water and drainage are connected to the property

**Terms**

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

**VAT**

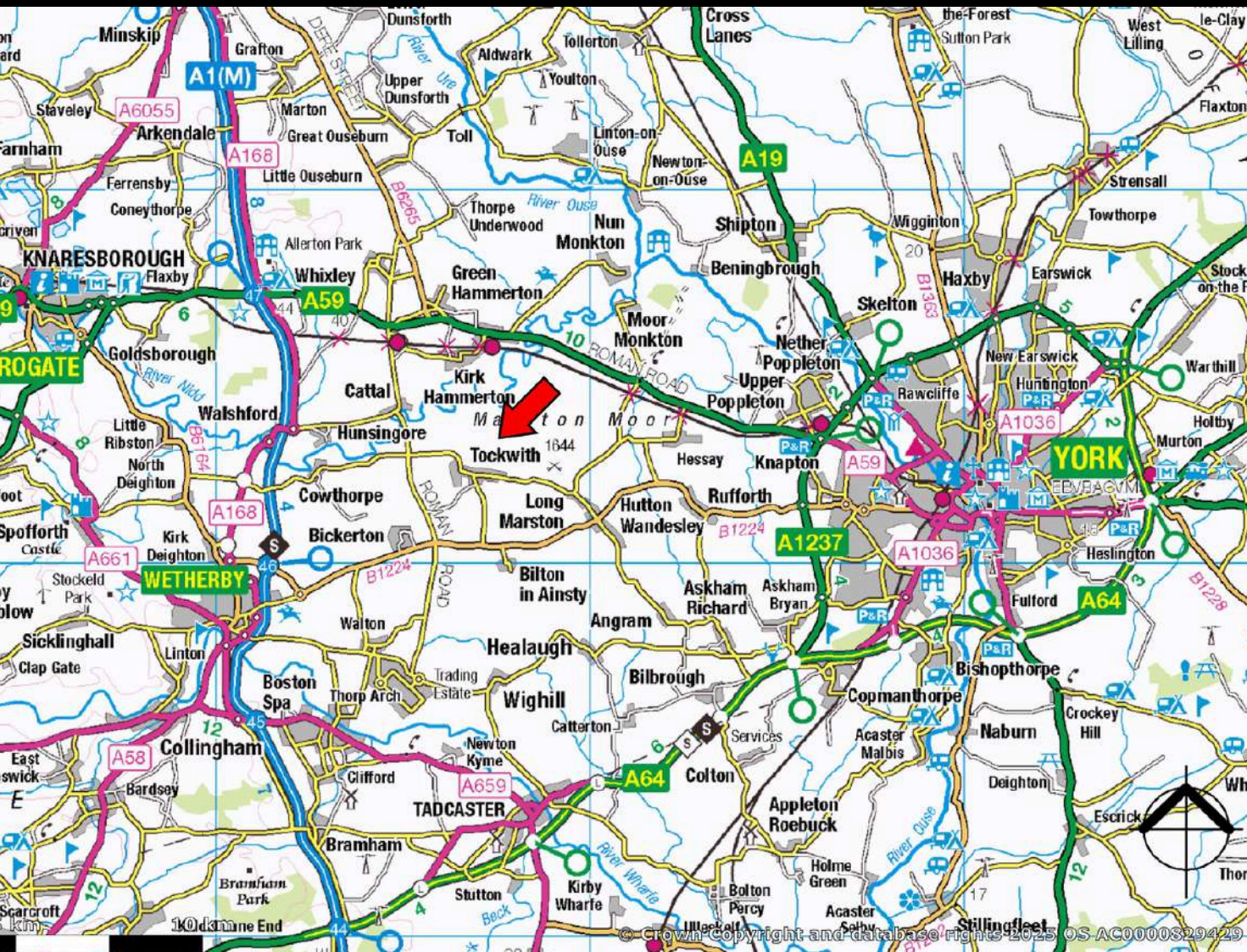
All costs exclusive of VAT.

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### Legal Costs

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

### Further Information

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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.

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