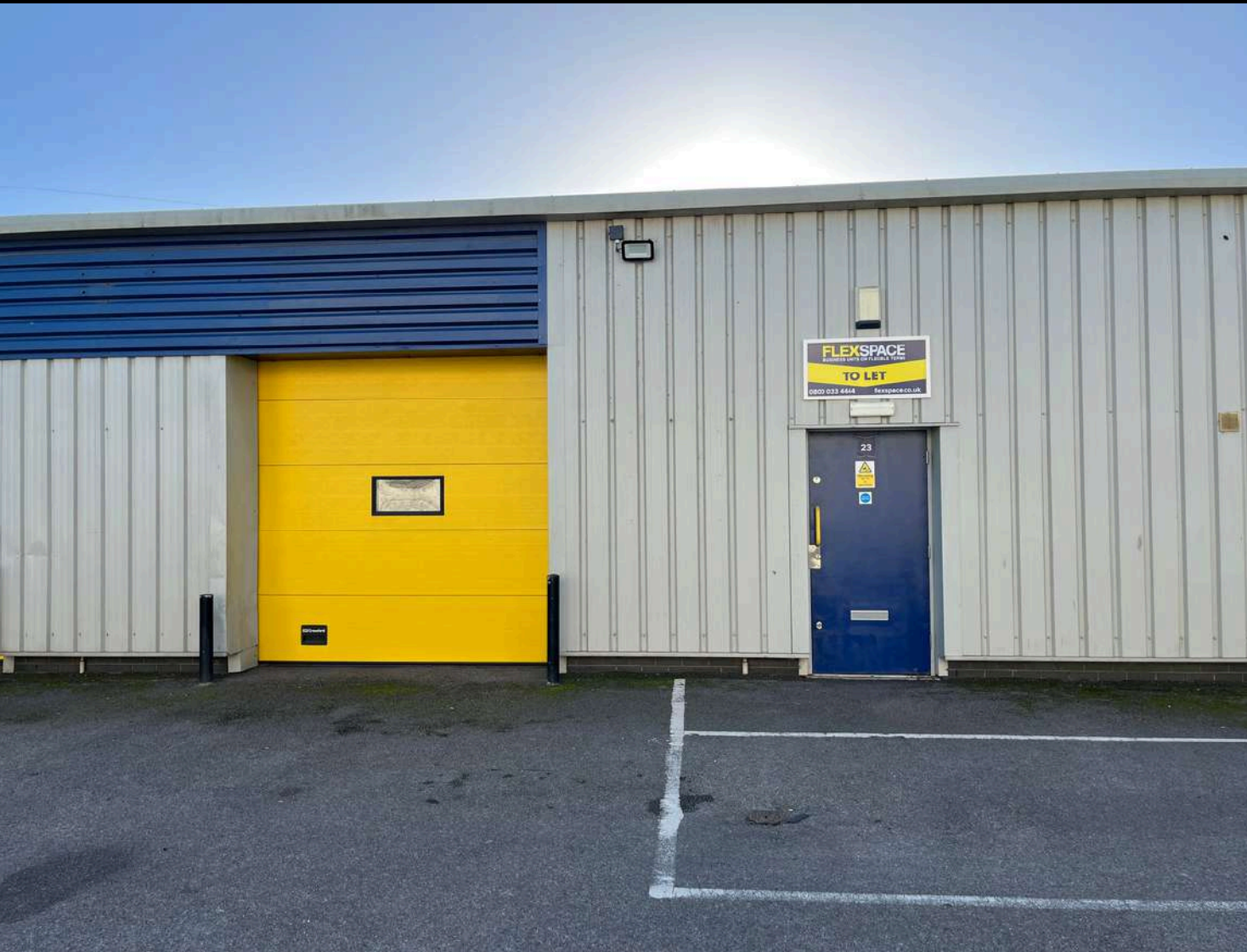


**YORK BUSINESS PARK  
ROSE WAY, YORK, YO26 6RR**

**1,056 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. Externally, the property provide profile sheet clad elevations under a pitched profile sheet clad roof with translucent panels set therein. The vacant unit 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:

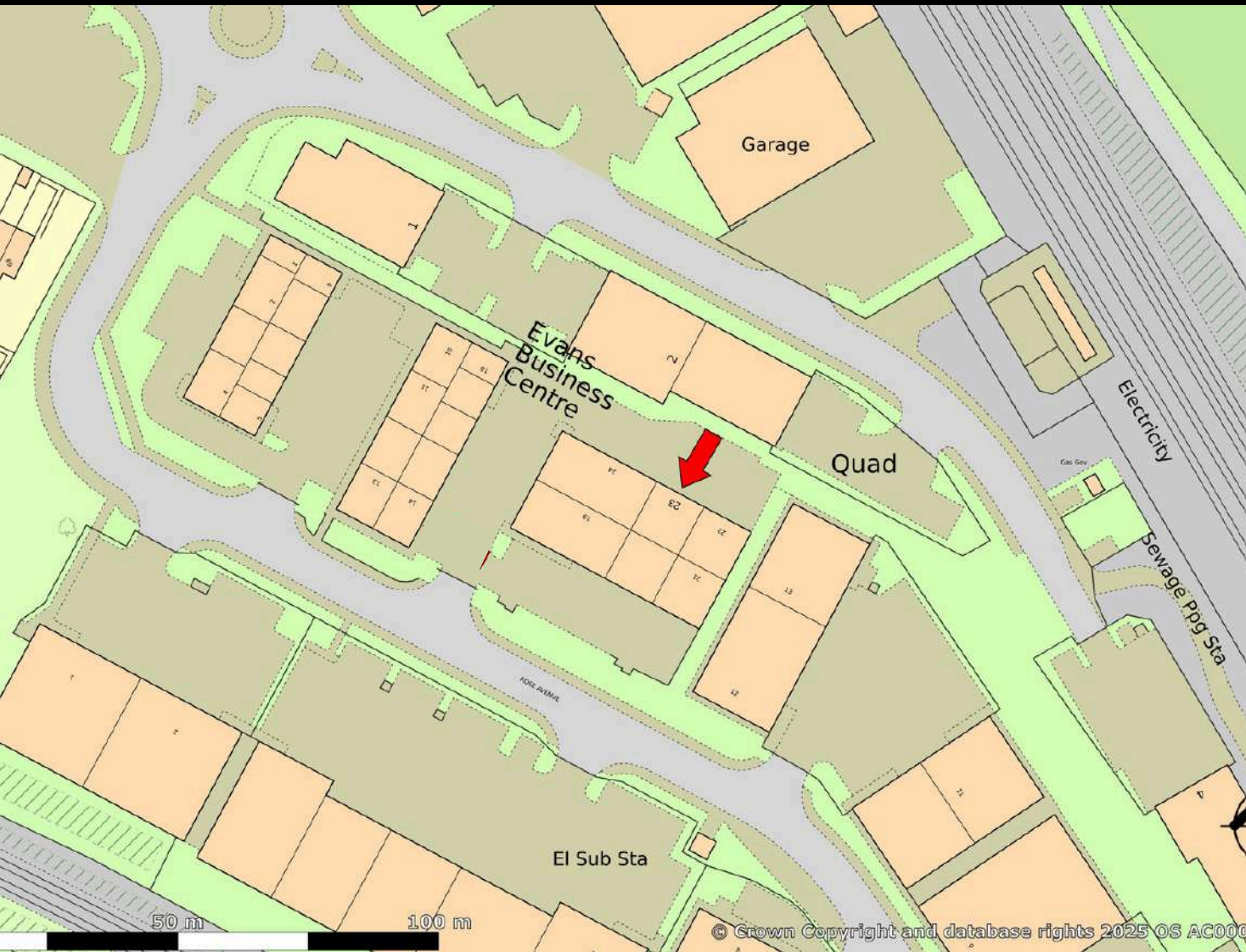
Unit 23 1,056 sq ft

[www.stapletonwaterhouse.com](http://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**

26-50

**B**

42 B

**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**

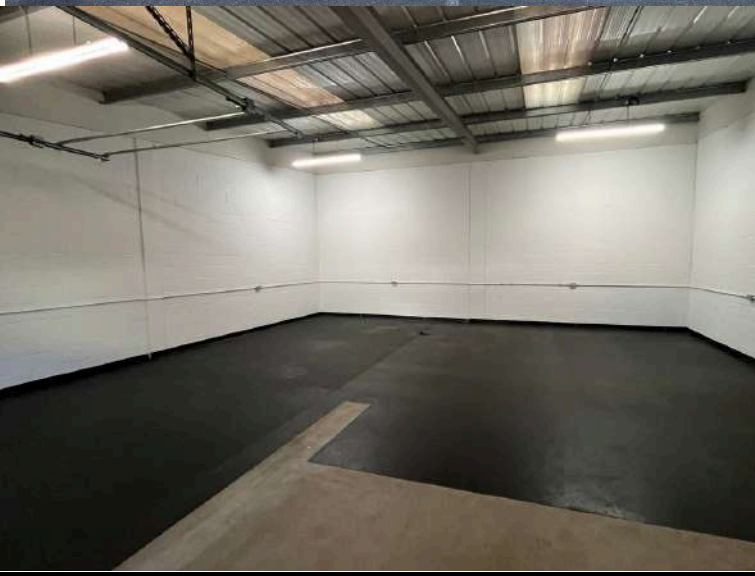
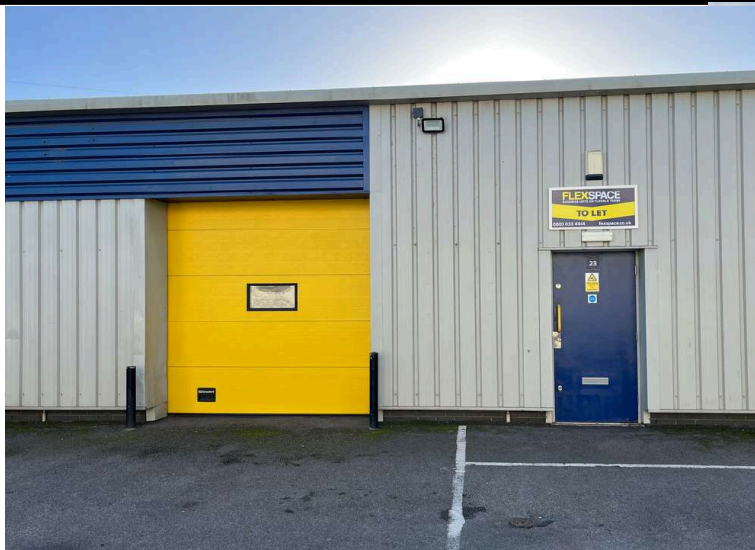
Unit 23: £15,840 per annum exclusive.

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**Rates**

Interested parties to make their own enquiries.

**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  
alastair@stapletonwaterhouse.com  
01904 622226

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