

**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 units have an accessible WC and kitchenette facility.

The 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:

Unit 3    484 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**

Unit 3 - 38B

**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 3     £8,712

Rent is per annum exclusive of VAT.

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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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