



Unit 2 Hudson Court

York Business Park **York** YO26 6RB

Superb Warehouse
with Secure Yard

12,975 sq ft (1,205 sq m)

To Let

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DESCRIPTION

The property comprises a modern detached warehouse/
industrial unit benefitting from the following:



Boundary shown for indicative purposes



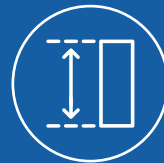
Secure
yard



Dedicated
parking



Three phase
electricity
supply



6.25m to
underside
of haunches



Mezzanine
offices



Staff & WC
facilities



Sectional
up and over
goods door -
5m clear height



ACCOMMODATION

Unit 2 Hudson Court provides the following approximate gross internal floor area:

Description	Sq m	Sq ft
Warehouse	1,205	12,975
Total	1,205	12,975

The above includes integral ground floor staff and WC facilities of 939 sq ft (87 sq m) and mezzanine offices of approximately 939 sq ft (87 sq m).

LEASE TERMS

The unit is available to let on a new full repairing and insuring lease for a term of years to be agreed. Rental on application.

EPC

The property has been assessed to have an EPC rating of B.

SERVICE CHARGE

The ingoing tenants will also be responsible for the building insurance premium in relation to the unit together with a contribution towards the upkeep of the estate by way of service charge.

RATEABLE VALUE

We understand from the Valuation Office Agency website that the property is described as "warehouse and premises" and has a rateable value of £63,500 however interested parties should contact the local authority to verify.

VAT

All prices, premiums or rents are quoted exclusive of VAT which will be charged at the prevailing rate.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

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LOCATION

Situated approximately 3 miles to the North West of the city centre York Business Park provides access to the Outer Ring Road, A64 and regional motorway network, York city centre and national rail lines.

York Business Park is a well established location for many businesses, in addition to offices and warehouse/industrial accommodation, other uses include restaurants, a hotel, health & fitness centre, petrol filling station and convenience store.

The unit is located on Hudson Way which links to the main estate road, Great North Way.

VIEWINGS

Strictly by appointment with the joint agents.



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