

**UNIT 2C, DERWENT VALLEY TRADING ESTATE  
DUNNINGTON, YORK, YO19 5EP**

**3,900 SQ FT INDUSTRIAL UNIT TO LET**

**STAPLETON  
WATERHOUSE**



**Location**

The unit is situated within the Derwent Valley Trading Estate, which is accessed from Common Lane, the link road between the village of Dunnington and the A1079 Hull Road, which connects to the A64 east of York. The property therefore has good road connections to the local and regional road network, including the A1(M). The property is situated within walking distance of Dunnington village which offers a good range of shops and amenities.

**Description**

The property comprises an end terraced industrial unit of steel portal framed construction with corrugated steel clad elevations. The property has been upgraded to provide a new glazed frontage with roller shutter door. Internally, the unit has a concrete floor, 3 phase power supply, eaves height of 4.35m and LED lighting operated by PIR sensors.

Externally, the property has dedicated parking along with a shared yard.

**Accommodation**

The property has the following gross internal floor areas:

3,900 sq ft

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**Parking**

A large loading and parking area is provided to the front of the unit which is shared between the 3 units in the terrace.

**Services**

Mains electricity including 3 phase power, water and drainage connected.

**EPC**

To be commissioned.

**Planning**

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

**Lease Terms**

The units are available on new full repairing and insuring leases for a period of years to be discussed.

**Rent**

£32,000 per annum exclusive.

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### Rates

We understand that the unit is assessed for rating purposes as follows:

Rateable Value: £23,000  
Rates Payable: £11,270

### 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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