

FLEXSPACE, MARSTON MOOR BUSINESS PARK TOCKWITH, YO26 7QF

616-1,016 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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Planning

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

Accommodation

The properties have the following gross internal floor areas:

<i>Unit 20E</i>	<i>616 sq ft</i>
<i>Unit 20F</i>	<i>616 sq ft</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>
<i>Unit 21L</i>	<i>1,014 sq ft</i>
<i>Unit 21M</i>	<i>1,016 sq ft</i>

Rent

For all fees please see spreadsheet.

Unit	Rent per annum	Site Charge PCM	Insurance Charge PCM	Available	Features
20E	£7,311.84	£35.93	£9.75	Available now.	
20F	£7,311.84	£35.93	£9.75	Available now.	
21E	£8,824.44	£46.90	£12.73	Available now.	
21J	£8,826.24	£46.78	£12.70	Available now.	
21K	£7,144.44	£46.90	£12.37	Available now.	
21L	£11,154	£59.15	£16.06	Available Feb 2026.	Internal office and separate kitchen area.
21M	£11,175.96	£59.26	£16.09	Available Feb 2026.	

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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

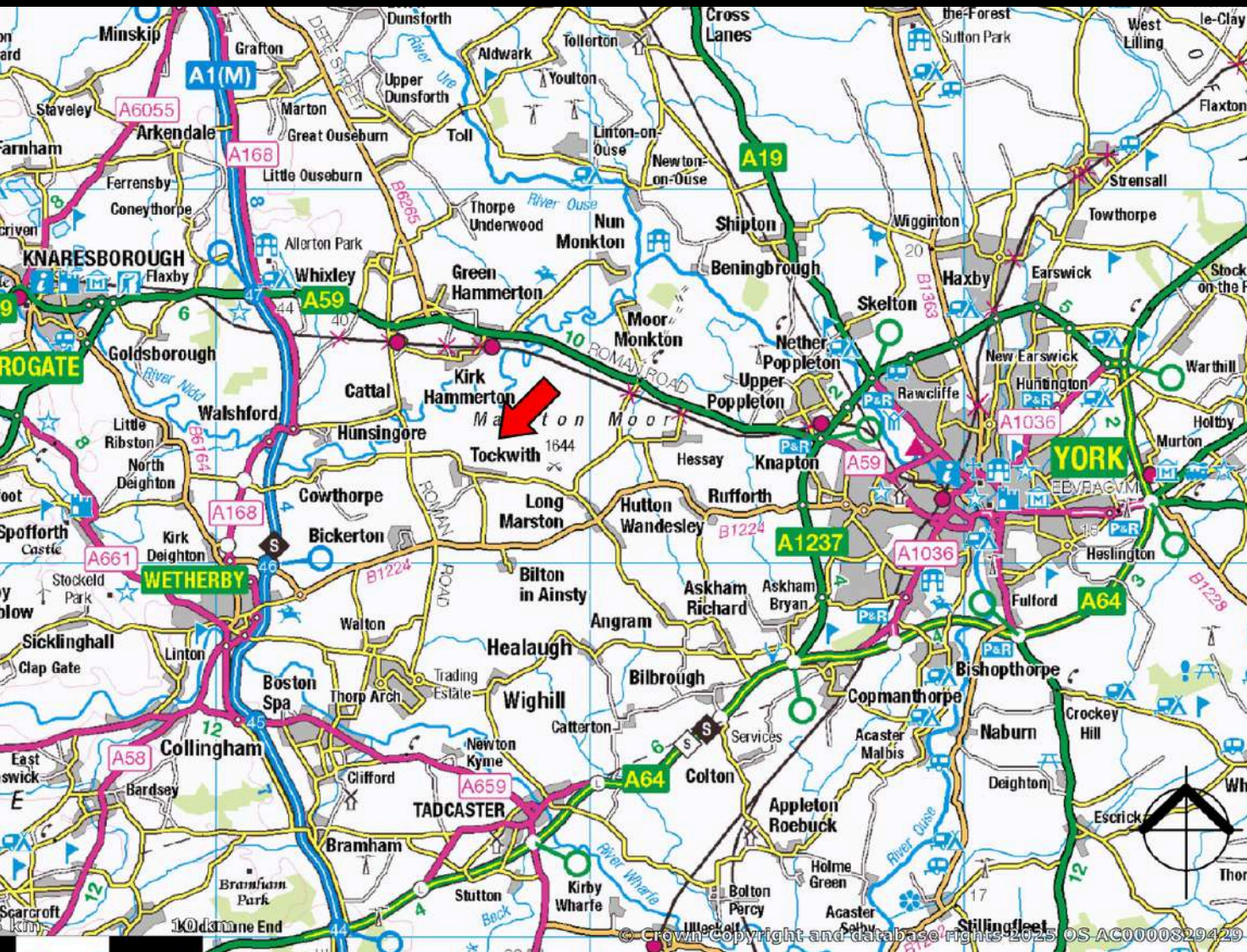
All costs exclusive of VAT.

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Legal Costs

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

Further Information

Alastair Gill

alastair@stapletonwaterhouse.com

01904 622226

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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.



Messrs. Stapleton Waterhouse for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to conditions and necessary permission for inspection or otherwise as to the correctness of each of them; (iii) no persons in the employment of Messrs. Stapleton Waterhouse has any authority to make or give any representation whatsoever in relation to this property; VAT Except as expressly stated in these particulars, all prices quoted (whether sale price, premium, rent or otherwise) shall in all cases be deemed to be exclusive of VAT and VAT will be added where applicable. Similarly, unless stated otherwise, any offer made will be deemed to be exclusive of VAT.

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