

**MANOR FARM, ACASTER MALBIS, YORK, YO23 2UJ**

**2,255 SQ FT INDUSTRIAL UNIT TO LET**

# STAPLETON WATERHOUSE



## Location

The subject property is located at Manor Farm, off Intake Lane, in the village of Acaster Malbis which is situated approximately 4.5 miles to the south of York city centre and approximately 1.75 miles to the south of Bishopthorpe. The property forms part of farmyard complex sitting alongside a range of other agricultural and industrial buildings.

## Description

The property provides a stand-alone industrial unit of steel portal frame construction under a pitched corrugated cement fibre board roof with translucent rooflights set therein. There is a concrete floor with part blockwork and part corrugated cement fibre board walls. The unit is accessed by way of a double timber sliding door with a height of approximately 4.2 m and width of 4.5m. Internally the unit is currently undergoing works to remove previous tenant fitout and partitioning. Once complete it will provide for an open unit with ladies and gents wc (incl. shower), kitchenette, LED lighting, 3 phase electricity, mains water and drainage. The eaves height to underside of haunch is 4.15m with a central apex height of 6m. Externally the property provides hard surfaced parking.

## Planning

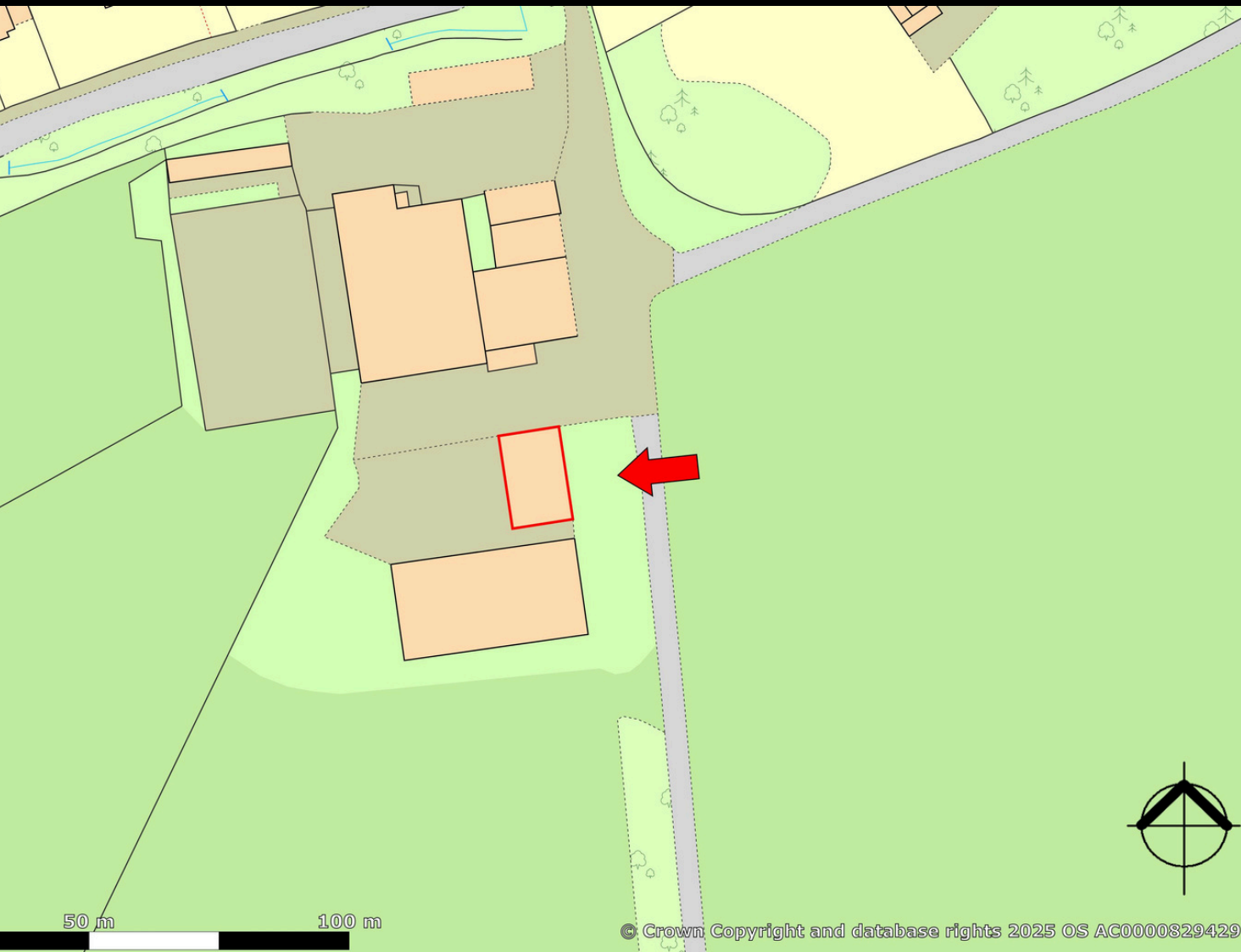
The current use is studio/business units, designated as Class E, under the new Use Classes Order (2020).

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

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## Accommodation

The properties have the following gross internal floor areas:

2,255 sq ft

## Rent

£13,000 per annum exclusive of VAT.

## EPC

The property is '80 D' rated. A copy of the EPC is available upon request.

## Rates

To be assessed.

## Services

Electricity, water and drainage are connected to the property

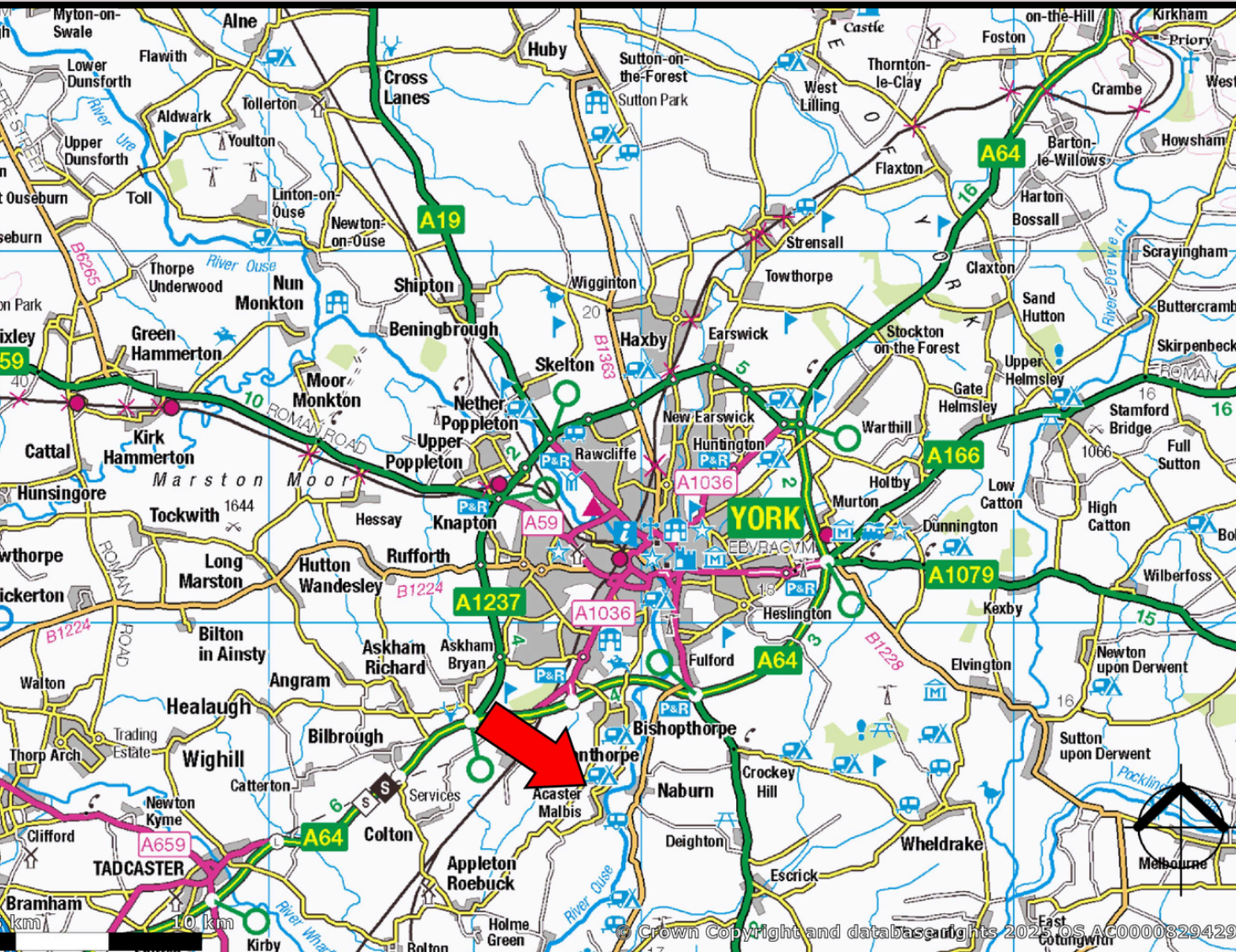
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## Terms

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

## VAT

All costs exclusive of VAT.

## 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.

## Legal Costs

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

## Further Information

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