

UNIT 1 HUDSON COURT, YORK BUSINESS PARK YORK, YO26 6RB

WAREHOUSE TO LET

13,006 SQ FT

STAPLETON WATERHOUSE

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.

Description

The property comprises a modern detached warehouse/industrial unit that will undergo an extensive refurbishment benefitting from the following:

- Private Yard
- Dedicated parking
- Three phase electrical supply
- 6.25 m to underside of haunches
- Mezzanine storage
- Office & WC facilities
- Sectional up and over goods door



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Accommodation

Unit 1 Hudson Court provides the following approximate gross internal floor area:

Warehouse	12,035 sq ft
Mezzanine	971 sq ft
Total	13,006 sq ft

Rent

Available upon application.

Services

Mains, gas, electricity and drainage.

Planning

The current use is Class E(g), B2 and B8.

EPC

To be commissioned.

Lease Terms

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

Available end 2025, following refurbishment.

VAT

All costs exclusive of VAT.

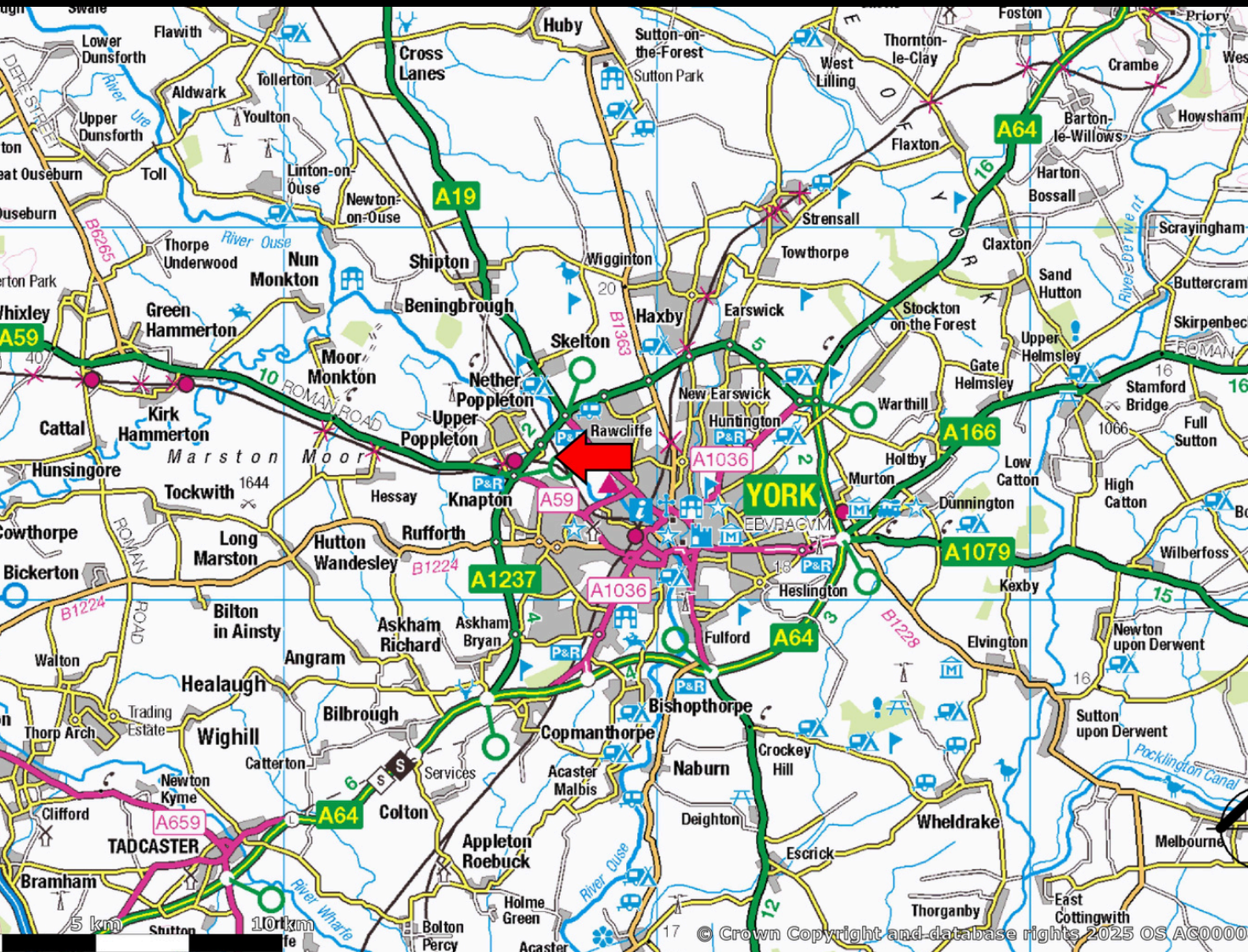
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Service Charge

The incoming 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.

Rates

Interested parties are advised to contact Business Rates department of City of York Council.

Legal Costs

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

RICS Code of Leasing

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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www.stapletonwaterhouse.com

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