

**YORK BUSINESS PARK
ROSE WAY, YORK, YO26 6RR**

1,056 SQ FT WORKSHOP TO LET

STAPLETON WATERHOUSE

Location

The property is located on Rose Way, York Business Park, approximately 2 miles to the North West of York City Centre and with excellent access to the A1237 York ring road which subsequently connects to Leeds and Harrogate via the A64/A59. The surrounding area is mixed use in nature comprising a range of offices, industrial and retail, forming an established commercial centre on the outskirts of York.

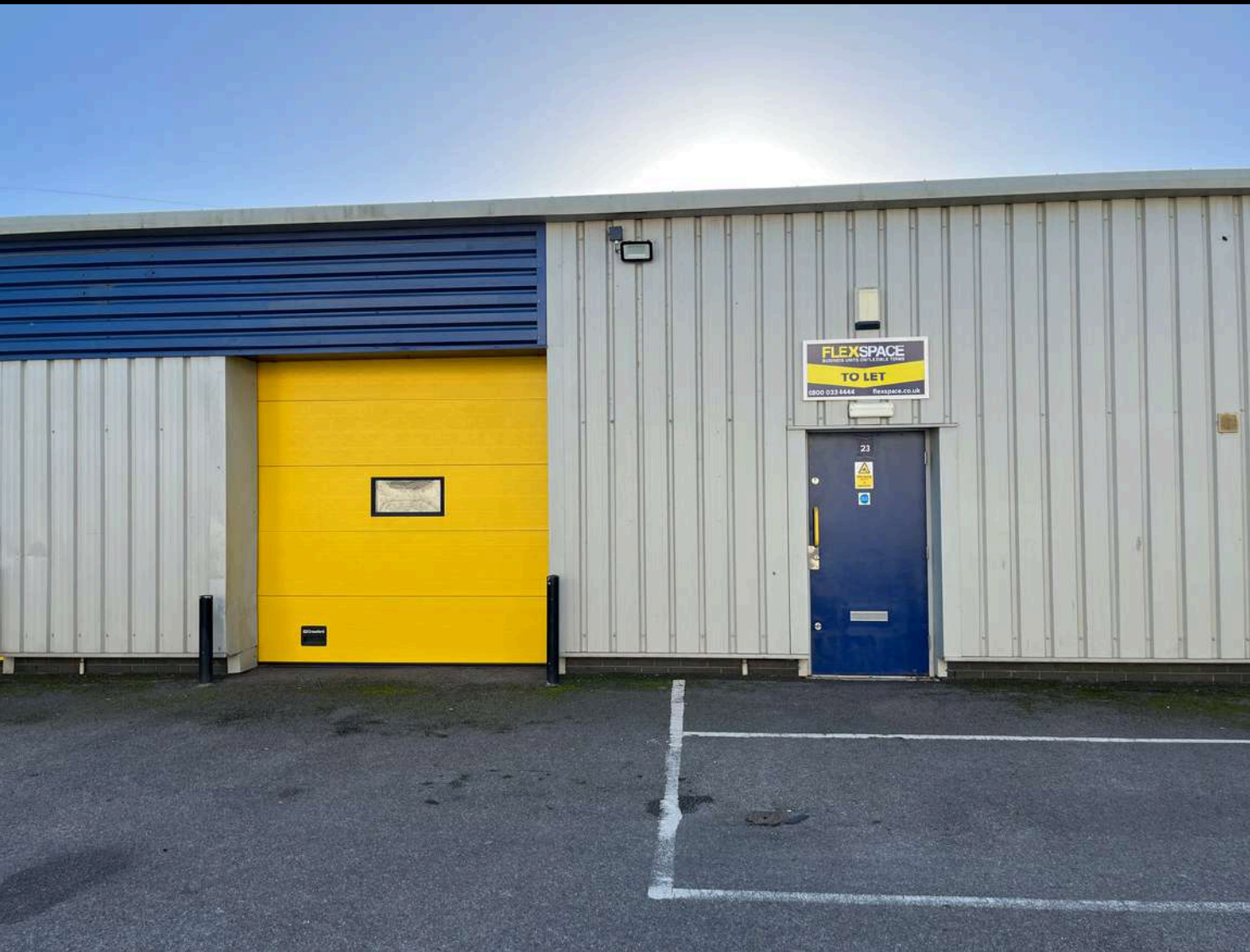
Description

The development consists of three back-to-back terraces of industrial and business space units. Externally, the property provide profile sheet clad elevations under a pitched profile sheet clad roof with translucent panels set therein. The vacant unit is accessed via a single pedestrian door and benefit from the provision of a single sectional up and over ground level loading door. Internally, the space provides for open industrial accommodation with concrete floors, blockwork walls, open ceilings to eaves and strip LED lighting. There is an accessible WC and kitchenette facility.

Accommodation

The property has the following net internal floor areas:

Unit 23 1,056 sq ft



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Parking

The development is served by a car park which provides communal parking on a first come first served basis.

Services

Mains, electricity, water and drainage connected.

EPC

26-50

B

42 B

Planning

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

Lease Terms

The unit is available to let by way of flexible 12 month licenses. Longer term leases may also be considered.

Rent

Unit 23: £15,789.60 per annum exclusive.

VAT

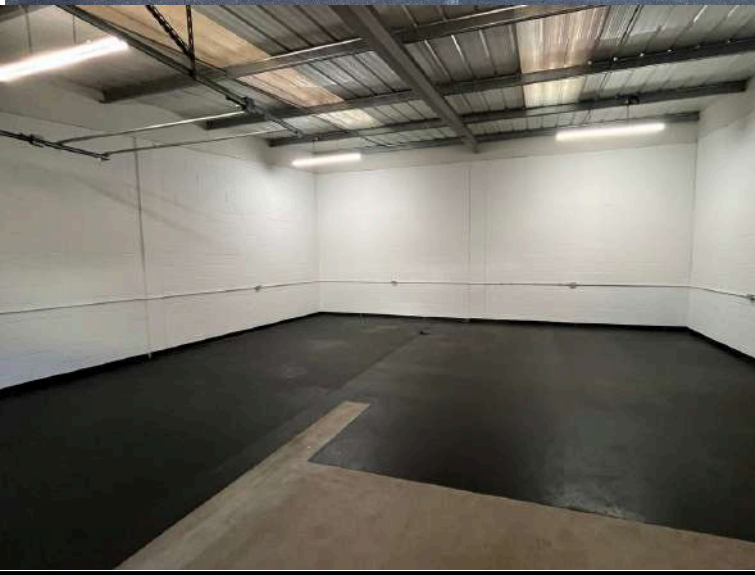
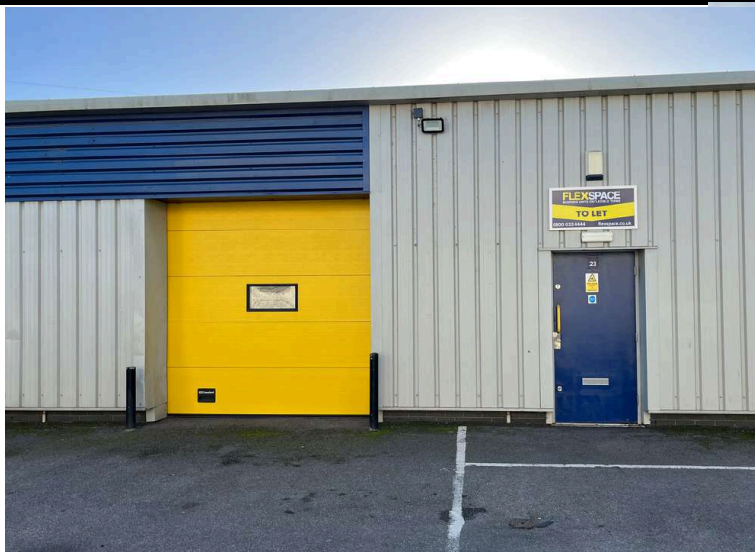
All costs exclusive of VAT.

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Rates

We understand that the office unit is assessed for rating purposes as of 1 April 2026 as follows:

Rateable Value:	£11,250
Rates Payable:	£4,297.50

Based on the above, we expect that 100% small business allowance will be available.

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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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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