

**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

www.stapletonwaterhouse.com

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

WAREHOUSE TO LET

13,006 SQ FT

STAPLETON WATERHOUSE



Accommodation

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

<i>Warehouse</i>	<i>12,035 sq ft</i>
<i>Mezzanine</i>	<i>971 sq ft</i>
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.

VAT

All costs exclusive of VAT.

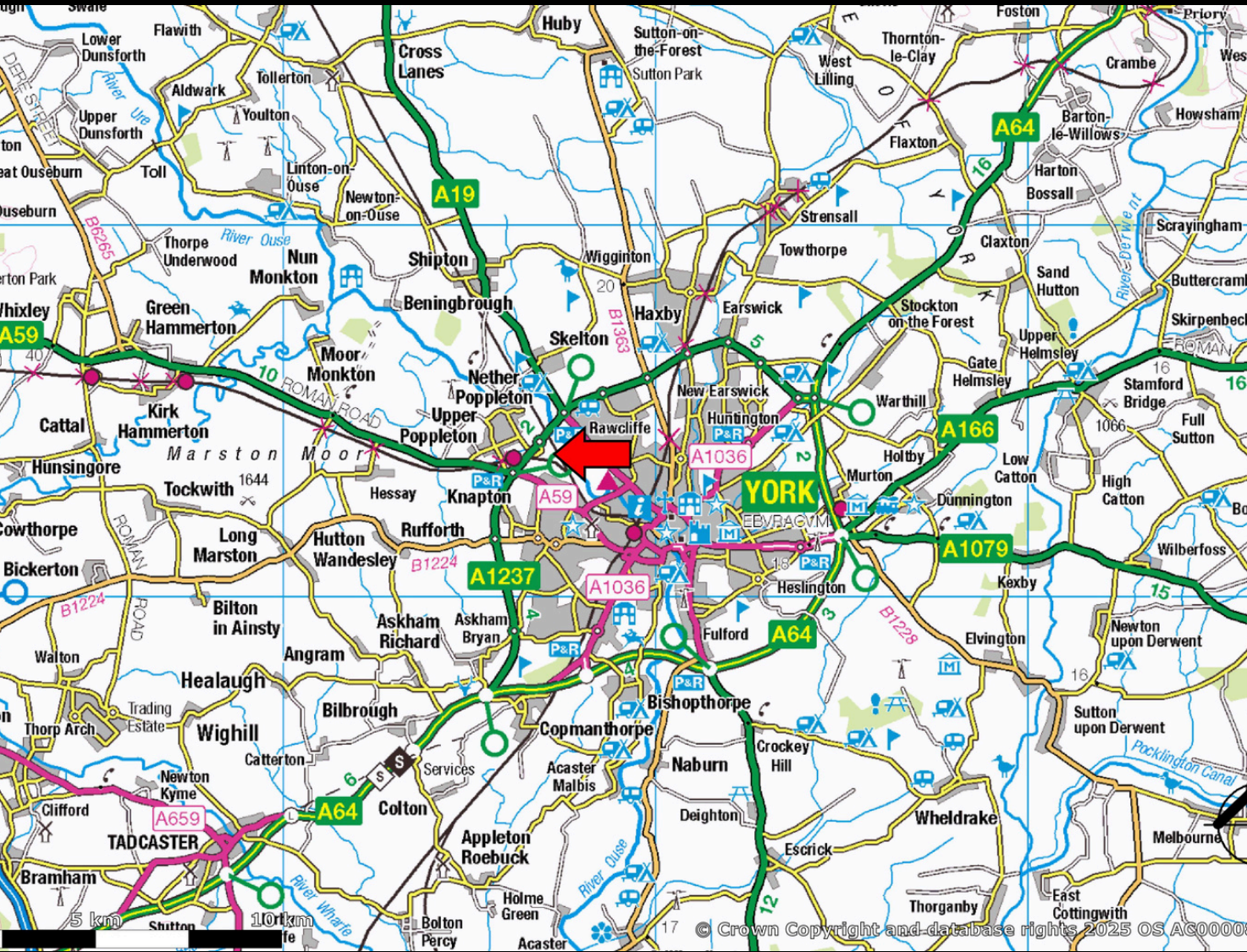
www.stapletonwaterhouse.com

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

WAREHOUSE TO LET

13,006 SQ FT

STAPLETON WATERHOUSE



Service Charge

The ingoing 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

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

Rateable Value: £14,750
Rates Payable: £6,372

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

Alastair Gill
alastair@stapletonwaterhouse.com
01904 622226

www.stapletonwaterhouse.com

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.