

**UNIT 11 PARK 18TWENTY,  
OSBALDWICK, YORK, YO19 5GS**

**5,490 SQ FT HYBRID INDUSTRIAL UNIT TO LET**

**STAPLETON  
WATERHOUSE**

**Location**

The premises are located off Outgang Lane, approximately three miles east of York City Centre, close to the junction of Osbaldwick link road and the A1079, Hull Road, providing easy access to the A64.

Nearby occupiers include Brew York, Selco Builders Merchants, B&Q, HQ Tyres and Thrifty Car & Van Rental.

**Description**

The property forms part of a recently completed development. The unit provides a brand new mid-terrace unit incorporating a first floor mezzanine.

The premises is of steel portal frame construction under a pitched profile sheet clad roof with profile sheet clad elevations incorporating feature glazed entranceway.

Externally the properties provide dedicated car and bicycle parking.



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

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### Services

Mains electricity and drainage included.

### Accommodation

The unit provides the following approximate gross internal floor areas:

Ground Floor	3,150 sq ft
Mezzanine	2,340 sq ft

<b>Total</b>	<b>5,490 sq ft</b>
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### Planning

Use Class E - Industrial use as designated under the new Use Class Order (2020).

### EPC

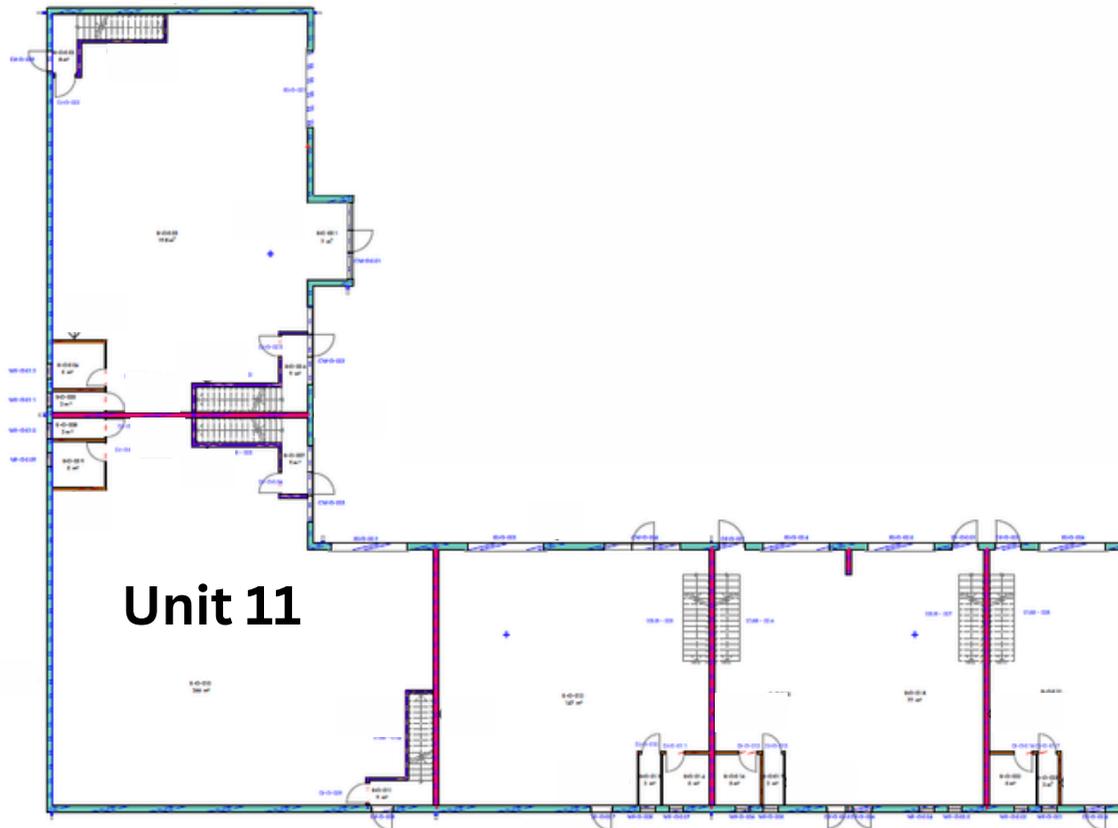
The property is '6 A' rated. A copy of the EPC is available upon request.

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Ground Floor Plan  
Scale: 1:200 @ A3

**Rates**

To be assessed.

**Rent**

£78,860 per annum exclusive of VAT.

**Term**

New lease on full repairing and insuring terms for a term of years to be agreed.

**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.

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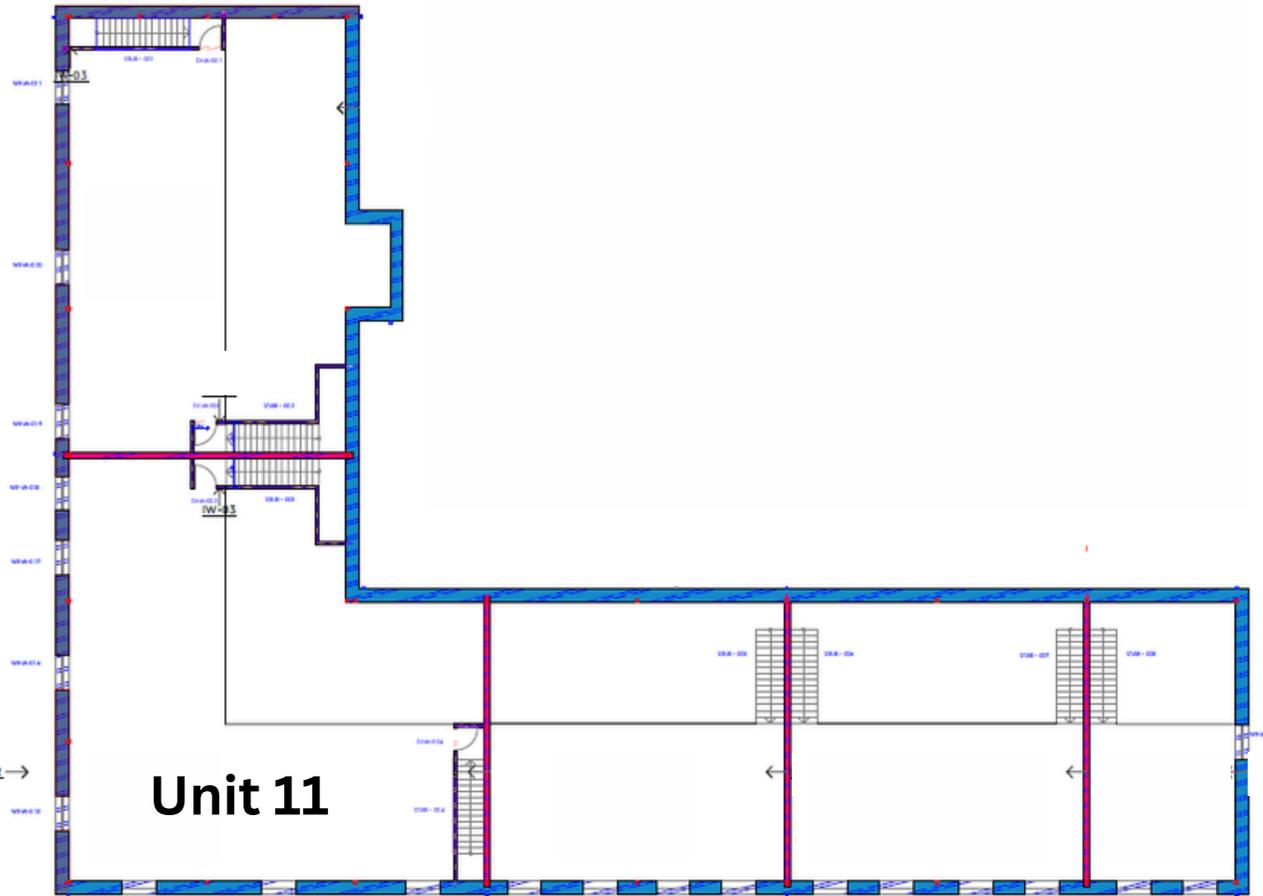
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Further Information

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Mezzanine Floor Plan  
Scale: 1:200 @ A3

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