

**UNIT 12 PARK 18TWENTY,
OSBALDWICK, YORK, YO19 5GS**

2,690 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

**UNIT 12 PARK 18TWENTY,
OSBALDWICK, YORK, YO19 5GS**

2,690 SQ FT HYBRID INDUSTRIAL UNIT TO LET

STAPLETON WATERHOUSE

Services

Mains electricity and drainage included.

Accommodation

The unit provides the following approximate gross internal floor areas:

Ground Floor	1,660 sq ft
Mezzanine	1,030 sq ft

Total **2,690 sq ft**

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.

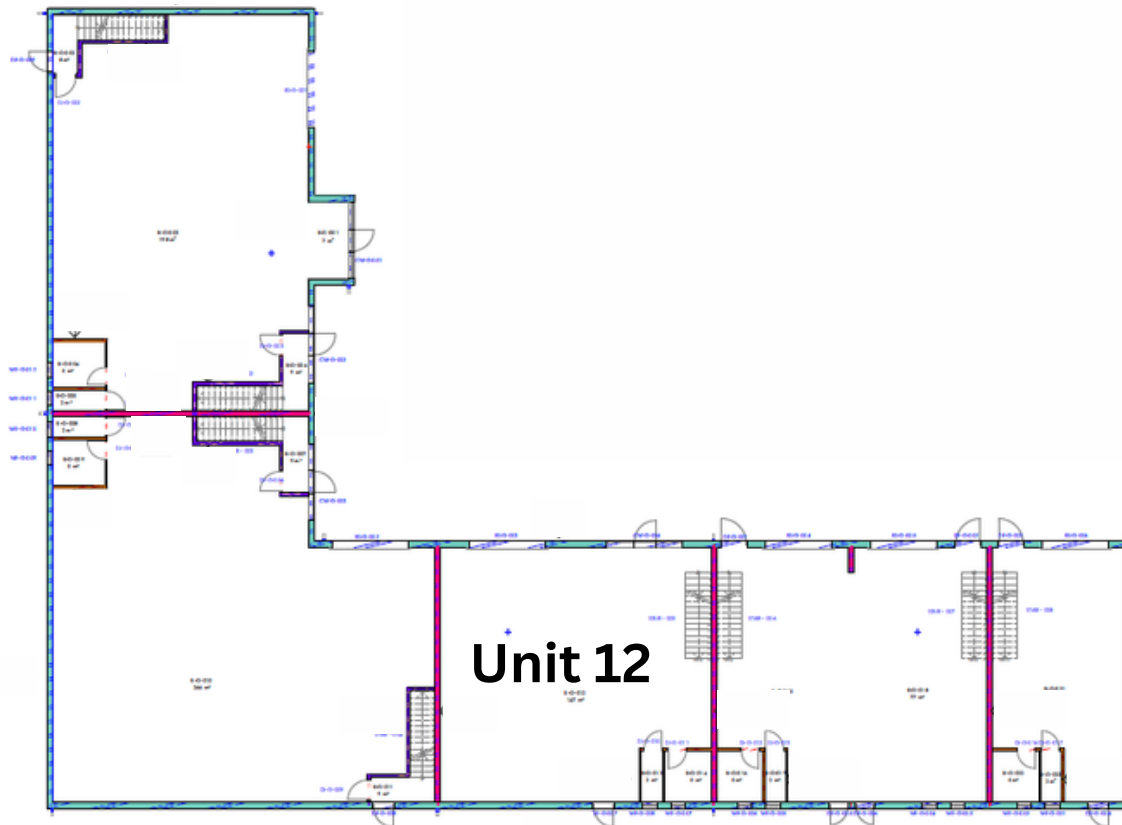


www.stapletonwaterhouse.com

**UNIT 12 PARK 18TWENTY,
OSBALDWICK, YORK, YO19 5GS**

2,690 SQ FT HYBRID INDUSTRIAL UNIT TO LET

**STAPLETON
WATERHOUSE**



Ground Floor Plan
Scale: 1:200 @ A3

Rates

To be assessed.

Rent

£40,350 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.

www.stapletonwaterhouse.com

**UNIT 12 PARK 18TWENTY,
OSBALDWICK, YORK, YO19 5GS**

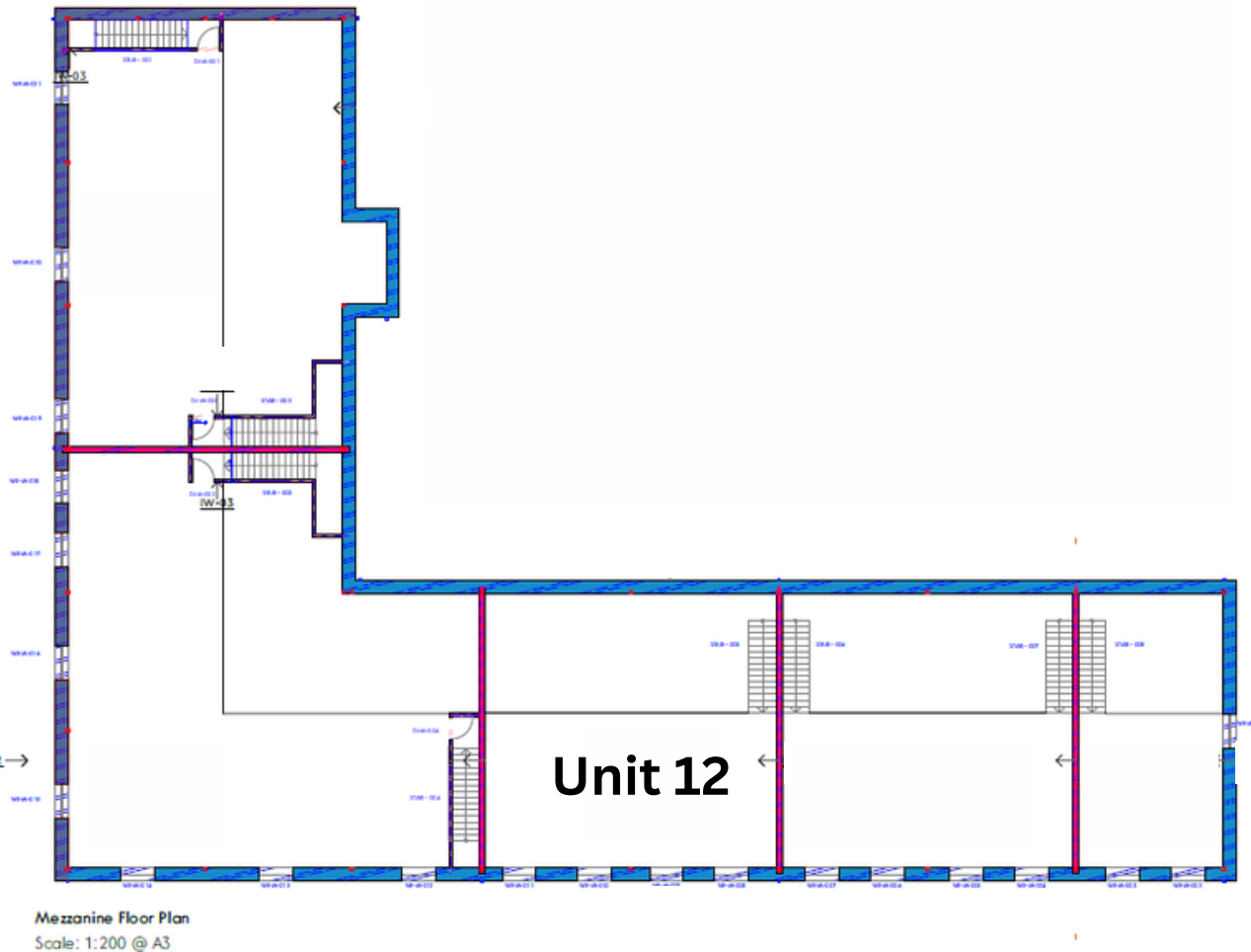
2,690 SQ FT HYBRID INDUSTRIAL UNIT TO LET

**STAPLETON
WATERHOUSE**

Further Information

Alastair Gill
alastair@stapletonwaterhouse.com

2 Bar Lane, York, YO1 6JU
01904 622 226



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.

www.stapletonwaterhouse.com