

**UNIT 3, THE RAYLOR CENTRE,
JAMES STREET, YORK, YO10 3DW**

**2,055 SQ FT INDUSTRIAL UNIT TO LET
(1,010 SQ FT OF ADDITIONAL FIRST FLOOR STORAGE)**

**STAPLETON
WATERHOUSE**

Location

The Raylor Centre is located on James Street on the eastern side of York in a fringe of city centre position, with excellent access to Hull Road, Layerthorpe and Malton Road via the James Street Link.

The property is situated within 10 minutes walk of York City Centre and a short distance from Foss Islands Retail Park.

Description

The property provides a modern end terrace industrial unit of steel portal frame construction with a pitched profile sheet clad roof, profile sheet clad elevations with part brickwork and glazed entrance way. Internally the property provides a trade counter unit with trade counter sales, offices, warehouse area, disabled/female & male WC's, along with a kitchenette.

Above the office and trade counter area at first floor is a basic storage area. To the rear of the property is a sectional up and over loading door. The eaves height is 5.55m.

There are 5 car parking spaces to the front of the property with an EV charging point. Further overflow parking is available on a first come first served basis.



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Accommodation

The property has the following gross internal floor areas:

Ground Floor	2,055 sq ft
First Floor Storage	1,010 sq ft
Total	3,065 sq ft

Planning

The current use as an industrial unit, designated as Class E, B2 and B8, under the new Use Classes Order (2020).

Rent

£31,000 per annum exclusive of VAT.

Rates

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

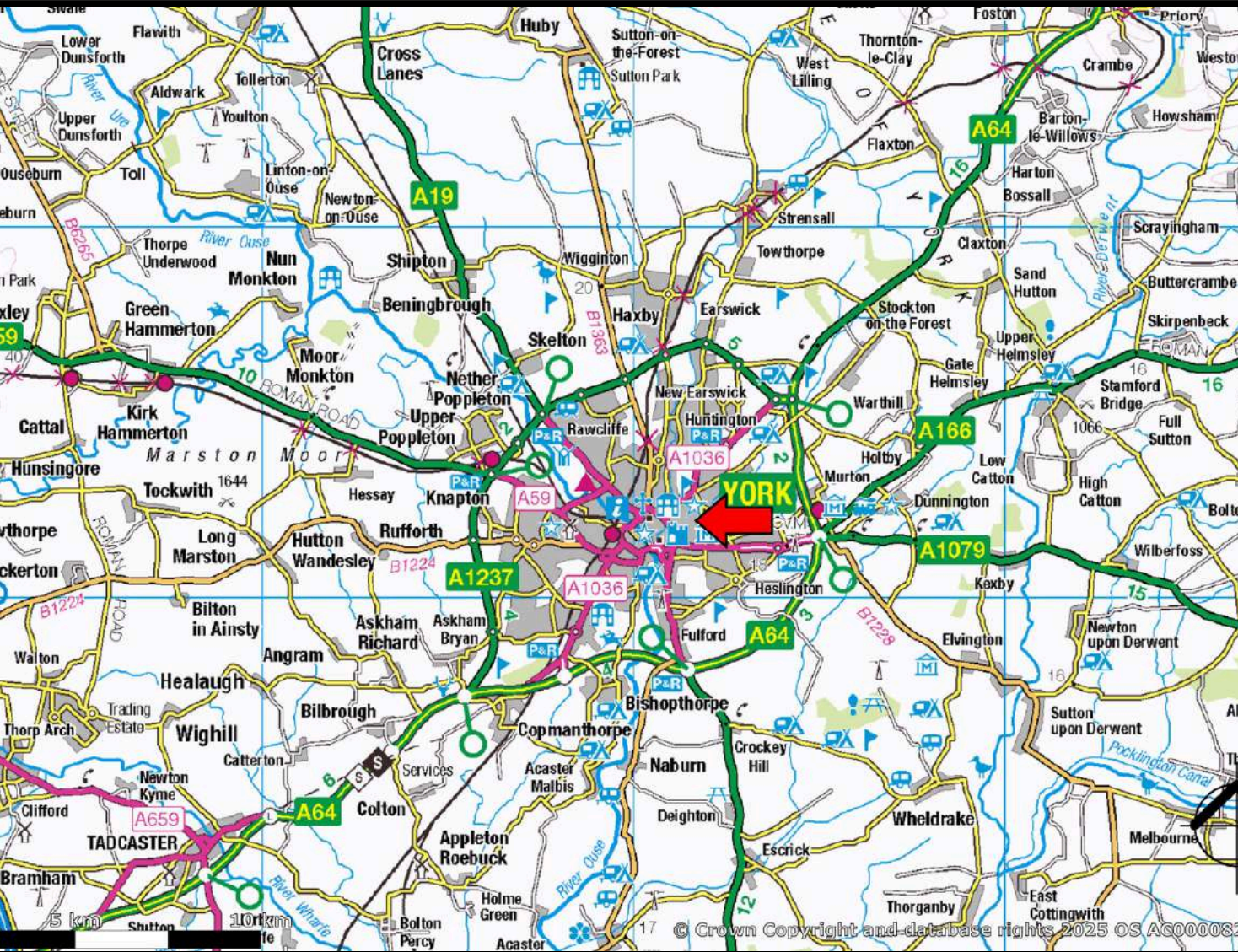
Rateable Value:	£26,000
Rates Payable:	£11,232

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Services

Electricity, water and drainage are connected to the property.

EPC

The property is '66 C' rated. A copy of the EPC is available upon request.

Terms

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

Service Charge

A site service charge is applicable for the upkeep and maintenance of the estate communal areas.

VAT

All costs exclusive of VAT.

Legal Costs

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

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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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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alastair@stapletonwaterhouse.com



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