

# FLEXSPACE, MARSTON MOOR BUSINESS PARK TOCKWITH, YO26 7QF

## 616-1,016 SQ FT INDUSTRIAL UNITS TO LET

# STAPLETON WATERHOUSE



### Location

The property is located on Marston Moor Business Park, approximately 5 miles to the east of Wetherby and only a 10 minute drive to Junction 46 of the A1 (M). The site is accessed from via Rudgate from the B1224 York / Wetherby Road, providing easy access to York in the east and Wetherby and the A1M in the west.

### Situation

The property provides a back-to-back terrace of industrial units totalling 20,233 sq ft. Each unit has its own pedestrian access door, roller shutter door and onsite car parking. Internally the units provide open plan industrial accommodation with an accessible WC and kitchenette facility.

### Parking

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

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

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**Planning**

The current use is studio/business units, designated as Class E, under the new Use Classes Order (2020).

**Accommodation**

The properties have the following gross internal floor areas:

Unit 20 C	804 sq ft
Unit 20D	804 sq ft
<i>Unit 20E</i>	<i>616 sq ft</i>
<i>Unit 20F</i>	<i>616 sq ft</i>
<i>Unit 21E</i>	<i>804 sq ft</i>
<i>Unit 21J</i>	<i>802 sq ft</i>
<i>Unit 21M</i>	<i>1,016 sq ft</i>

**Rent**

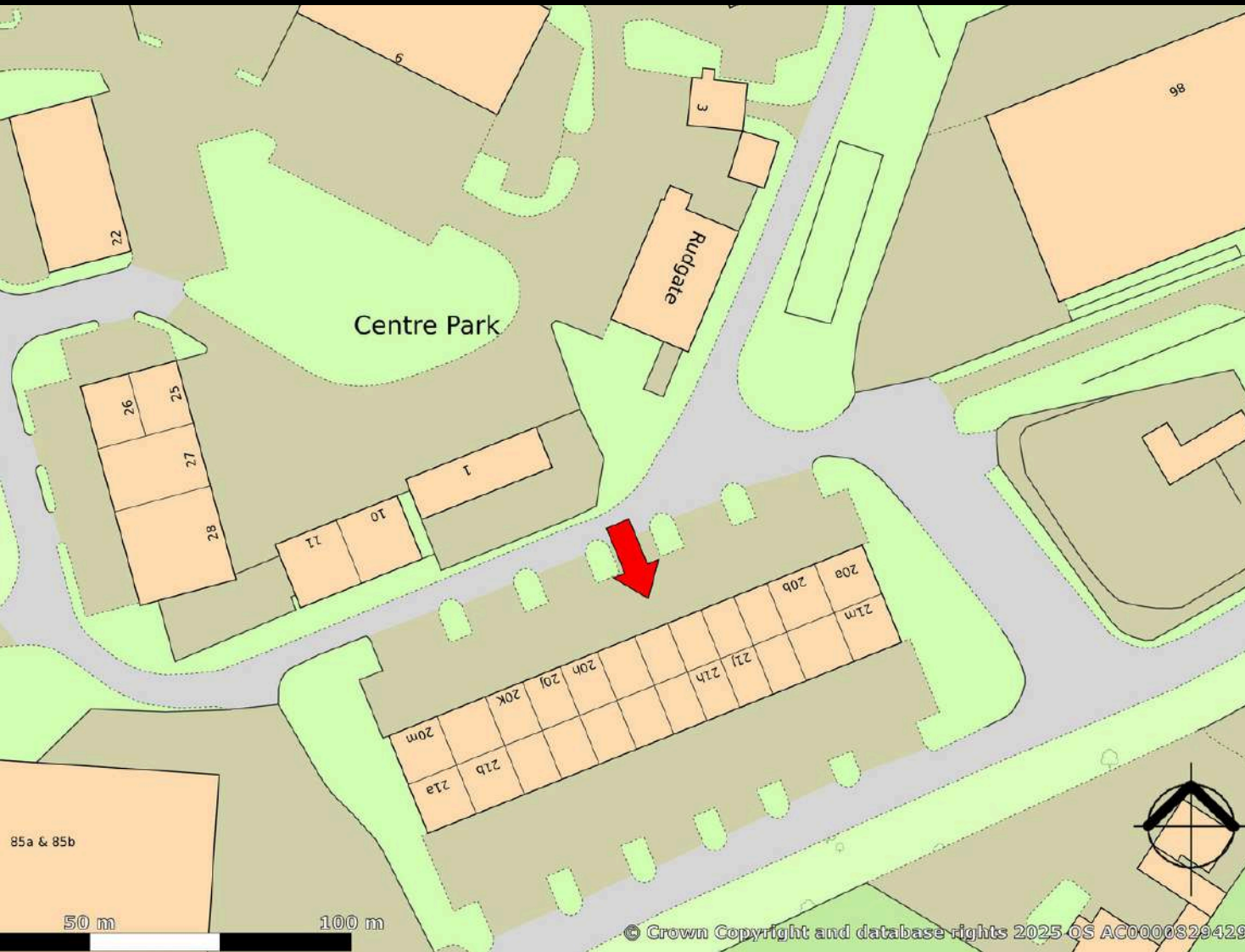
For all fees please see spreadsheet.

Unit	Rent per annum	Site Charge PCM	Insurance Charge PCM	Available
20C				Available June '26
20D				Available June '26
20E	£7,219.52	£43.63	£9.74	Under Offer
20F	£7,219.52	£43.63	£9.74	Available now.
21E	£8,707.32	£59.65	£12.44	Available now.
21J	£8,709.72	£56.81	£12.38	Available now.
21M	£11,023.60	£71.97	£16.40	Available now.

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EPC

51-75

C

75 C

Rates

Interested parties to make their own enquiries.

Services

Electricity, water and drainage are connected to the property

Terms

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

VAT

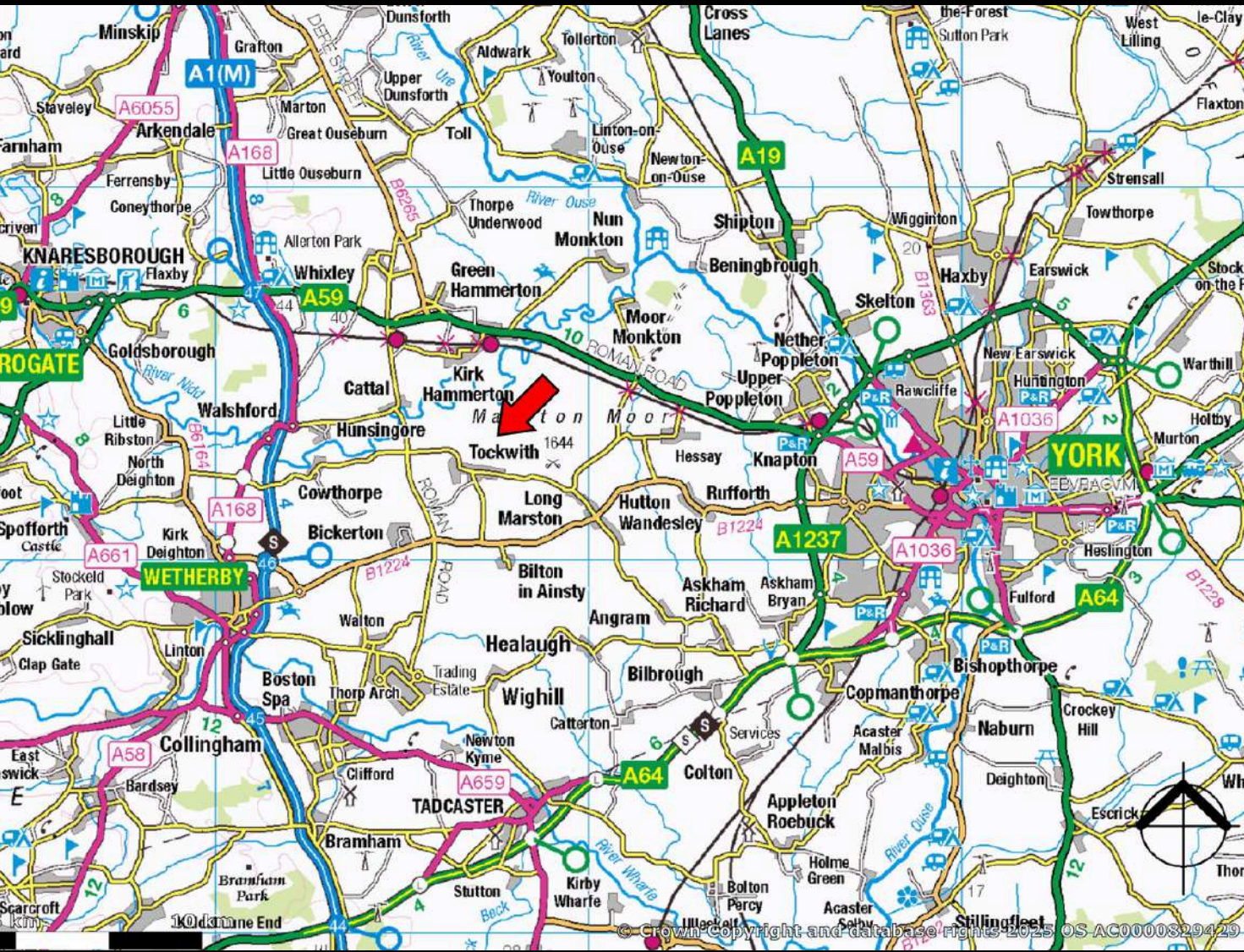
All costs exclusive of VAT.

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### Legal Costs

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

### Further Information

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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.



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