

# HALIFAX WAY, POCKLINGTON INDUSTRIAL ESTATE YORK, YO42 1NR

**STORAGE LAND TO LET**

**0.5 ACRES**

# STAPLETON WATERHOUSE

## Location

The subject property is located on Halifax Way in the heart of Pocklington Industrial Estate to the north of the A1079 York Road just over a mile away to Pocklington town centre in the east. Nearby occupiers include Northwolds Print Works, irca Group, Post Haste Printers and Agrovista. The A1079 York Road is a main trunk road between York and Hull providing good links to east and north Yorkshire and hence the M62 to the south and A1/M1 via the A64 to the west.

## Description

The subject property provides for a roughly triangular site with excellent frontage to Halifax Way. Access is via double gates to the northern boundary. The site has a relatively level topography and the surface comprises a mixture of tarmacadam, concrete and hardstanding gravel. The site is bounded by a palisade galvanised steel fence.



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

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### Site Area

The site extends to approximately 0.5 acres (0.20 hectares).

### Services

Mains electricity and water.

### Rent

£30,000 per annum exclusive of VAT.

### VAT

We understand that the property is elected for VAT.

### Rates

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

Rateable Value:	£5,400
Rates Payable:	£2,332.80

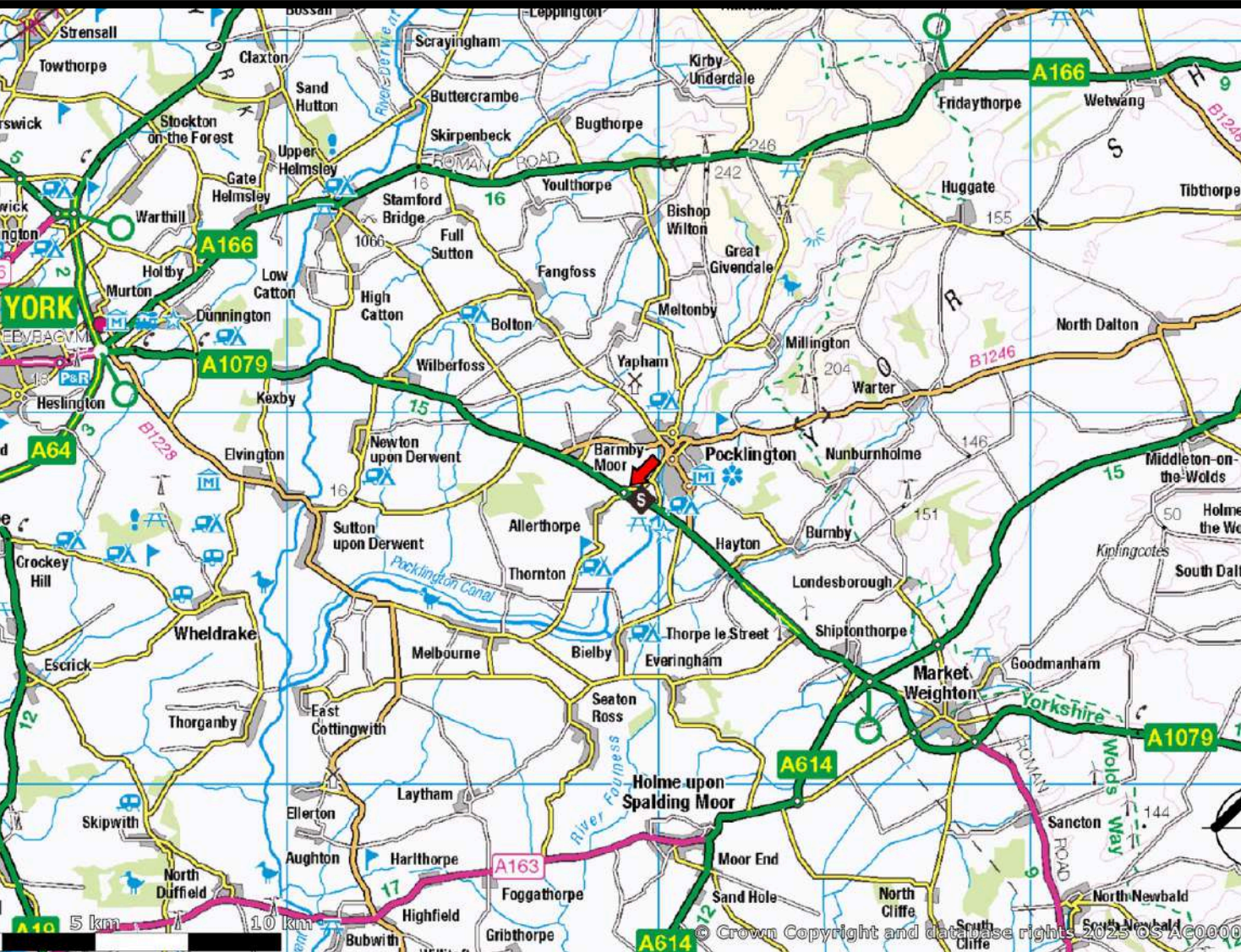
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EPC

Not applicable.

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

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