

**UNIT 8, 10 GREAT NORTH WAY,
YORK BUSINESS PARK, YORK, YO26 6RB**

FOR SALE / TWO STOREY OFFICE / 3,825 SQ FT

**STAPLETON
WATERHOUSE**



Location

The property is located on Great North Way, York Business Park, approximately 2 miles to the North West of York City Centre and with excellent access to the A1237 York ring road at Nether Poppleton which subsequently connects to Leeds and Harrogate via the A64/A59.

The surrounding area is mixed use in nature comprising a range of offices, industrial and motor showrooms, along with a range of ancillary amenities including Liliput Day Nursery, Asda Convenience store, Bannatynes Health Club, Premier Inn and The Whetherby Whaler, forming an established commercial centre on the outskirts of York.

Description

The property comprises a 2-storey detached office unit that has been recently refurbished providing modern open plan accommodation benefitting from carpeted full access raised floors, suspended ceilings incorporating LED lighting and gas fired central heating.

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Planning

The current use is an office, designated as Class E, under the new Use Classes Order (2020).

Accommodation

The property has the following net internal floor areas:

<i>Ground Floor</i>	<i>1,890 sq ft</i>
<i>First Floor</i>	<i>1,935 sq ft</i>
Total	3,825 sq ft

Parking

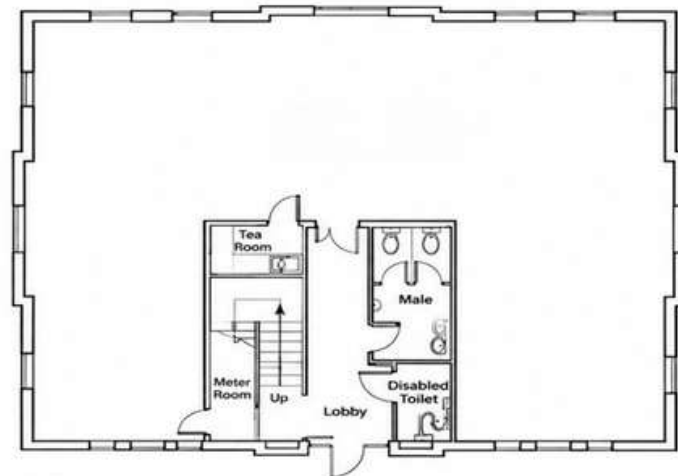
The unit comes with 14 dedicated parking spaces. Further spaces are available by way of separate negotiation.

Services

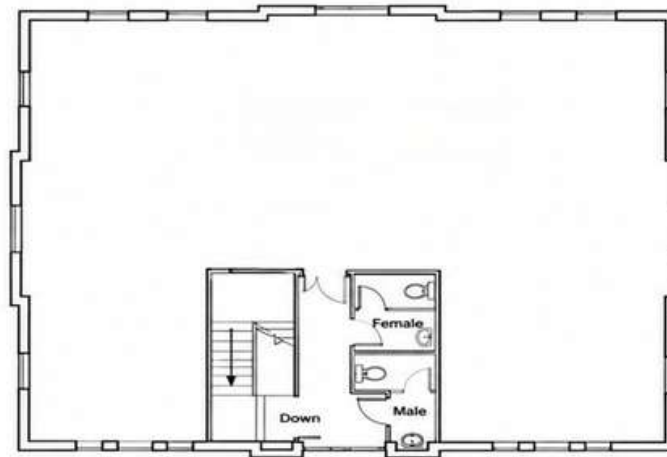
Mains, electricity, gas, water & drainage connected.

EPC

To be commissioned following refurbishment.



Ground Floor



First Floor

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Rates

Rateable Value: £37,500

Rates Payable: £16,200

Tenure

The property will be sold by way of a new 999 year lease at a peppercorn rent.

Price

£725,000 plus VAT.

VAT

All costs exclusive of VAT.

Legal Costs

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

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Anti-Money Laundering Regulations

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

Further Information

Alastair Gill
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Joint Agent

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01904 409590

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