

**UNIT 37, THE RAYLOR CENTRE,
JAMES STREET, YORK, YO10 3DW**

1,240 SQ FT INDUSTRIAL UNIT TO LET

**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 subject property provides a self-contained mid-terrace industrial unit of brick and block construction under a mono-pitched profile sheet clad roof with translucent roof lights set there in.

Internally the property provides a concrete floor, painted blockwork walls, LED lighting and office with kitchenette facility. The property has the use of the estate communal WC facilities.

Access is via a pedestrian door and a ground level roller shutter loading door with a height of 3.1m and width of 3m.

To the front of the property are 6 car parking spaces.



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Accommodation

The property has the following gross internal floor areas:

1,240 sq ft
Incl. office – 210 sq ft

Planning

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

Rent

£18,500 per annum exclusive of VAT.

Rates

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

Rateable Value:	£13,250
Rates Payable:	£5,724

Services

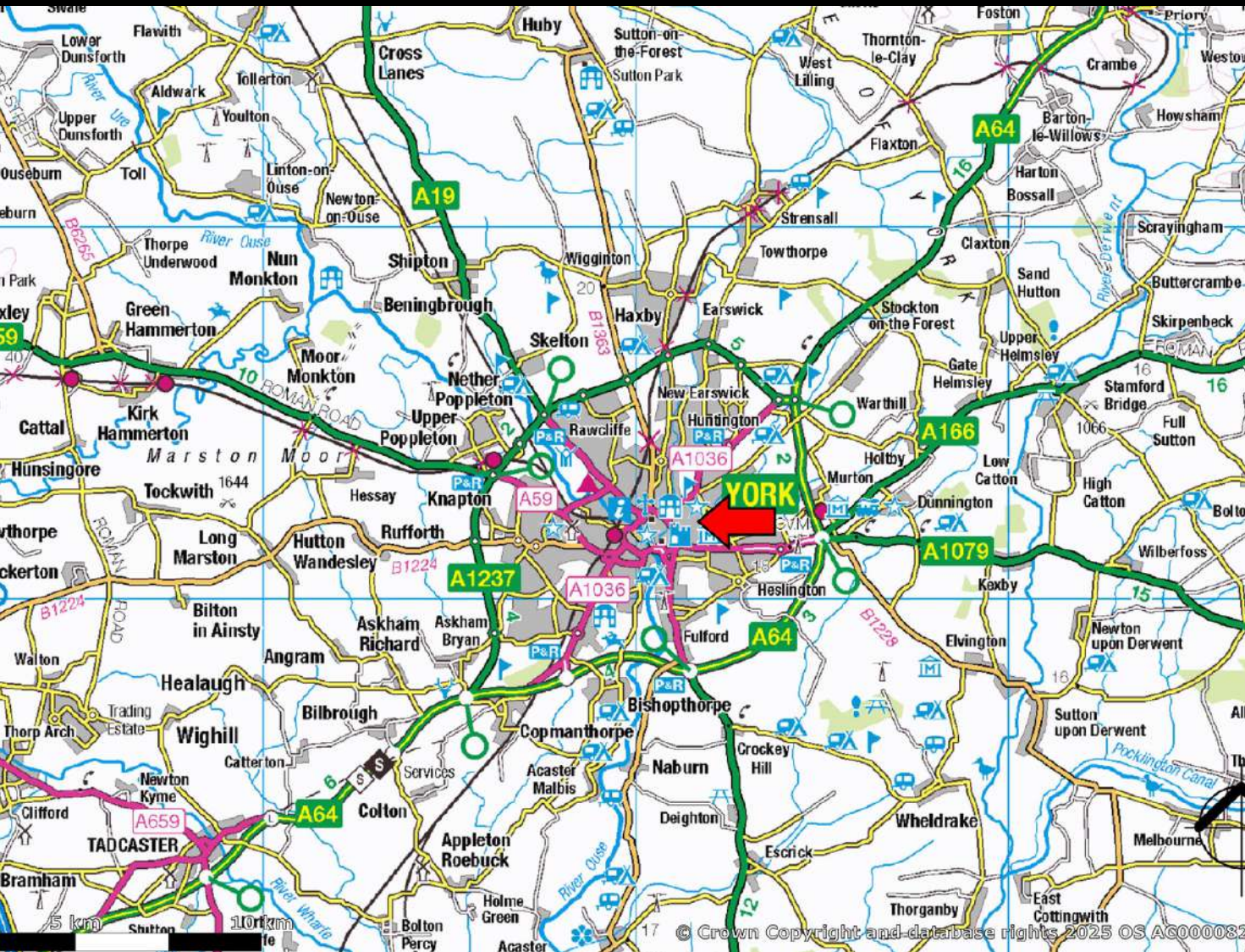
Electricity, water and drainage are connected to the property.

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EPC

The property is '65 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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