UNIT 10 YORK BUSINESS PARK
ROSE WAY, YORK, YO26 6RR

530 SQ FT BUSINESS UNIT TO LET

STAPLETON WATERHOUSE



Location

The property is located on Rose 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 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 retail, forming an established commercial centre on the outskirts of York.

Description

The development consists of three back-to-back terraces of industrial and business space units. The business units are accessed by a pedestrian door with vinyl covered floors, suspended ceilings with inset lighting. The units have an accessible WC and kitchenette facility.

The unit would be suitable to a variety of businesses including office, light industrial and leisure.

Accommodation

The property has the following gross internal floor areas:

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Parking

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

Services

Mains, electricity, water and drainage connected.

EPC

The property is '42 B' rated. A copy of the EPC is available upon request.

Planning

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

Lease Terms

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

Rent

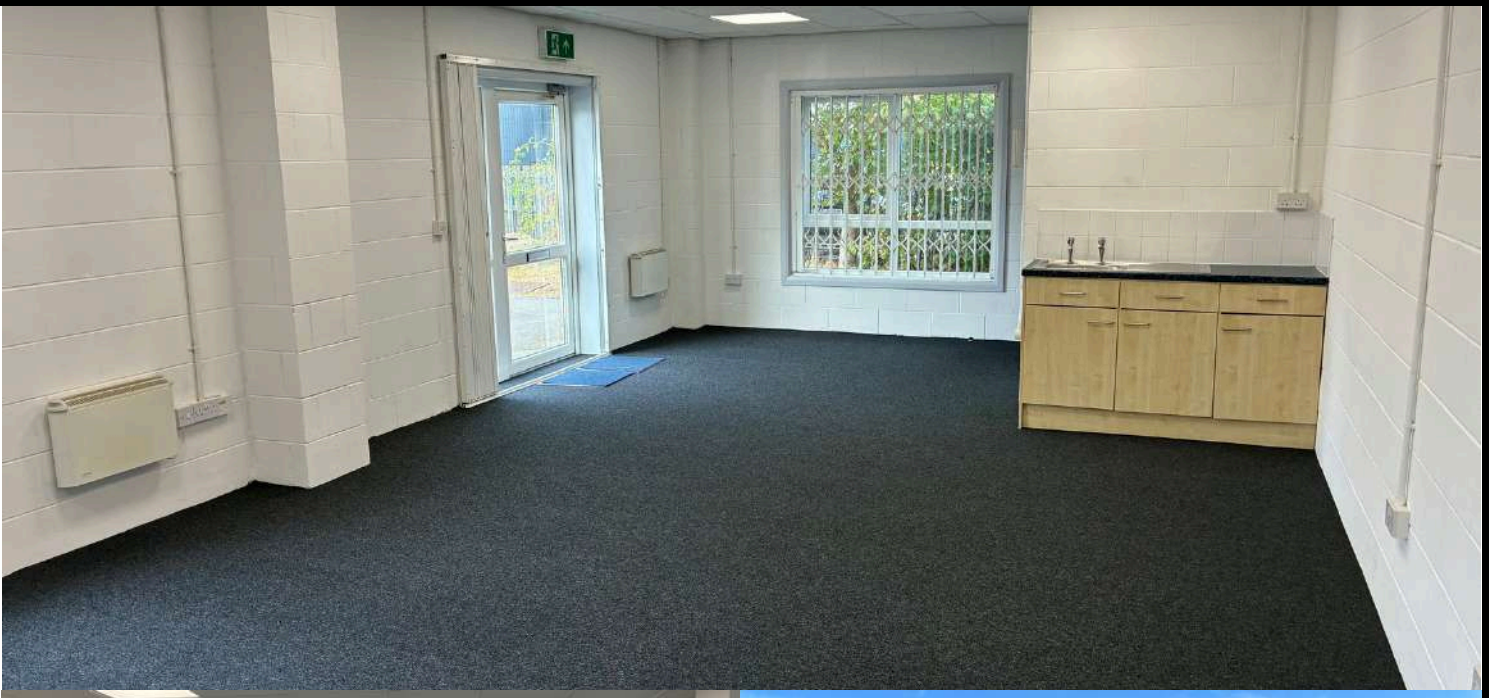
£10,500 per annum inclusive of service charge and insurance.

Exclusive of VAT.

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Rates

We understand that the retail unit is assessed for rating purposes as of 1 April 2026 as follows:

Rateable Value:	£7,800
Rates Payable:	£3,370

VAT

All costs exclusive of VAT.

Legal Costs

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

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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