UNIT 1D NORTHMINSTER BUSINESS PARK, GLAISDALE ROAD, YORK, YO26 6QU

5,705 SQ FT INDUSTRIAL / HYBRID UNIT TO LET

STAPLETON WATERHOUSE



Location

Northminster Business Park is an established commercial location situated approximately 3 miles west of York city centre. The park benefits from excellent road connectivity, with convenient access to the A1237 York Outer Ring Road, A59 and A64, providing links to the wider regional motorway network.

The location is also well served by public transport, with Poppleton Bar Park & Ride situated nearby and Poppleton Railway Station approximately 10 minutes walk away, providing convenient access for staff and visitors.

Description

The property comprises an end-terrace industrial/hybrid unit of steel portal frame construction, with blockwork walls, profile metal clad elevations and a pitched roof.

Internally, the accommodation has been extensively fitted out to provide a versatile mix of offices, meeting room, workshops and loading/storage areas, together with kitchen and WC facilities. A substantial first-floor mezzanine provides additional storage and workspace accommodation.

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Description continues...

The unit benefits from an eaves height of approximately 4.5 metres, with vehicular loading access via a sectional overhead door measuring approximately 3 metres in height and width, together with a separate glazed pedestrian entrance.

Externally, the property benefits from a dedicated forecourt providing loading access and parking.

Services

Mains, electricity, water and drainage connected.

Accomodation

The unit provides the following approximate gross internal floor areas:

Ground Floor	*3,118 sq ft*
Mezzanine	*2,587 sq ft*
Total	***5,705 sq ft***

Planning

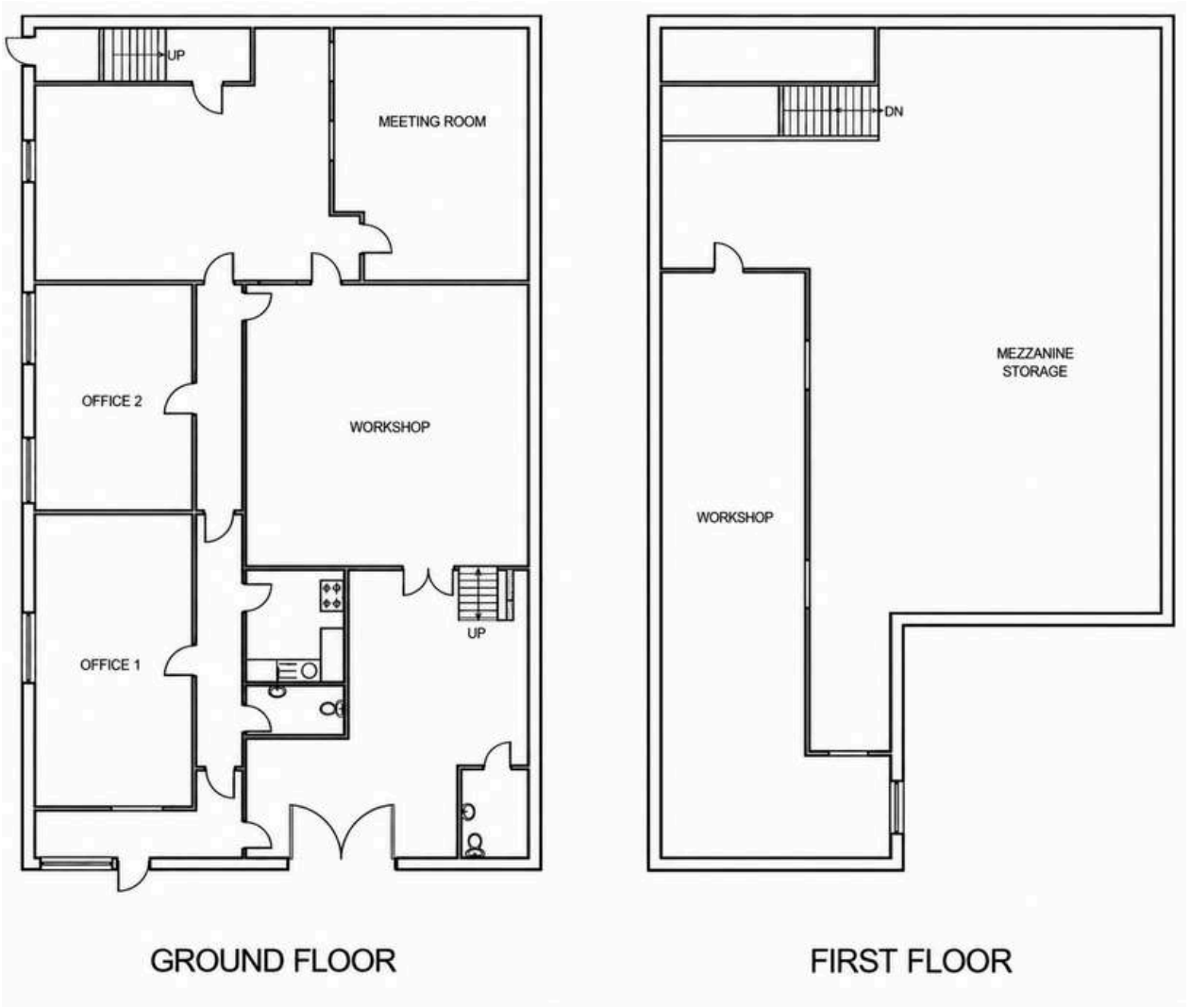
Use Class E - Industrial use as designated under the new Use Class Order (2020).

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EPC

The property is C71 rated. A copy of the EPC is available upon request.

Rates

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

Rateable Value: £40,000
Rates Payable: £17,280

Rent

£45,000 per annum exclusive of VAT.

Term

New lease on full repairing and insuring terms for a term of years to be agreed.

Legal Costs

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

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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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