



Detached Industrial / Warehouse Premises 24,358 Sq Ft (2,262.86 Sq M)

- Short / flexible lease terms available
- Superb access to the A1 (M) and M62 Motorways, Leeds and North Yorkshire
- Multiple cranes of up to 5 tonnes
- Large secure yard and loading areas
- Loading via 5 ground level roller shutter doors



Location

Moor Lane Trading Estate is situated within the established and highly popular Sherburn Industrial Estate, which is strategically located circa 5 miles to the north east of Junction 42 of the A1(M) Motorway and just over 8.5 miles to the north east of Junction 32A of the M62 Motorway.

Moor Lane Trading Estate itself is accessed off Moxon Way, which leads directly onto Bishopdyke Road (B1222) via Aviation Road.

Description

The premises comprise a detached industrial / warehouse property which benefits from the following specification;

- Large secure yard and loading area
- Multiple cranes of up to 5 tonnes
- Loading via 5 ground level roller shutter doors
- Ancillary office / welfare provisions

Accommodation

| Accommodation | Sq. m | Sq. ft |
|---------------|-----------------|---------------|
| Warehouse | 2,103.86 | 22,646 |
| Offices | 159.09 | 1,712 |
| Total | 2,262.95 | 24,358 |

EPC

A copy of the EPC certificate and report is available on request.

Legal Costs

Each party is to be responsible for their own legal costs incurred in connection with the completion of the transaction.

Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

Short / flexible lease terms are available.

Rent on application.

Viewings

For further information or to arrange a viewing please contact;

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