



## Unit 23

Greenpark Business Centre, York, YO61 1ET

### Modern Industrial/ Storage Unit

**1,471 sq ft**  
(136.66 sq m)

- 6.2m eaves
- Ground level loading door
- Well established industrial location



# Unit 23, Greenpark Business Centre, York, YO61 1ET

## Summary

<b>Available Size</b>	1,471 sq ft
<b>Rent</b>	£18,387.50 per annum
<b>Rates Payable</b>	£4,540.90 per annum
<b>Rateable Value</b>	£9,100
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	C (63)

## Description

Greenpark is a well presented, established multi-let industrial estate offering predominantly industrial accommodation with a purpose built office building, across 28 units. It is situated within a maintained, landscaped environment which is secured by perimeter palisade fencing and a gated entrance along with a tarmacked estate road.

Unit 23 comprises a modern semi-detached industrial unit of steel portal frame construction, brick and clad elevations that sits under a pitched profile sheet roof incorporating roof lights.

## Location

Greenpark is located within Sutton-on-the-Forest village located just 8 miles north of York City centre which can be easily reached within a 20 minute drive via either York Road or the A19. The estate is strategically located 5 miles north of the York Outer Ring Road at Clifton Moor which in turn connects to the A59 leading to Junction 47 of the A1(M).

## Specification

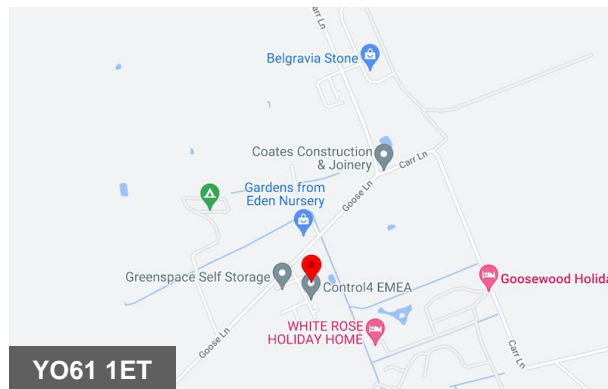
- \* Electric ground level loading door
- \* High bay lighting
- \* Eaves height of approximately 6.2m
- \* WC facilities

## Viewings

Viewings by appointment only. Please contact the agents directly to arrange.

## Terms

The unit is available by way of a new, full repairing and insuring lease for a number of years to be agreed.



## Viewing & Further Information



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