

2 BIRCH PARK, HUNTINGTON, YORK YO31 9PA
Warehouse, Storage & Distribution Unit with Integrated
Ground & First Floor Offices - 18,485 sq ft (1,717.3 sq m) GIA



BIRCH PARK

Key Features

- Gross internal floor area 18,485 sq ft / 1,717.3 sq m.
- Substantial secure service and compound area.
- Approx 1.5 miles from York City Centre & approx. 2 miles from A1237 York outer ring road and Earswick junction.
- Building structure capable of accommodating internal mezzanine level.
- Opposite Royal Mail parcel depot.

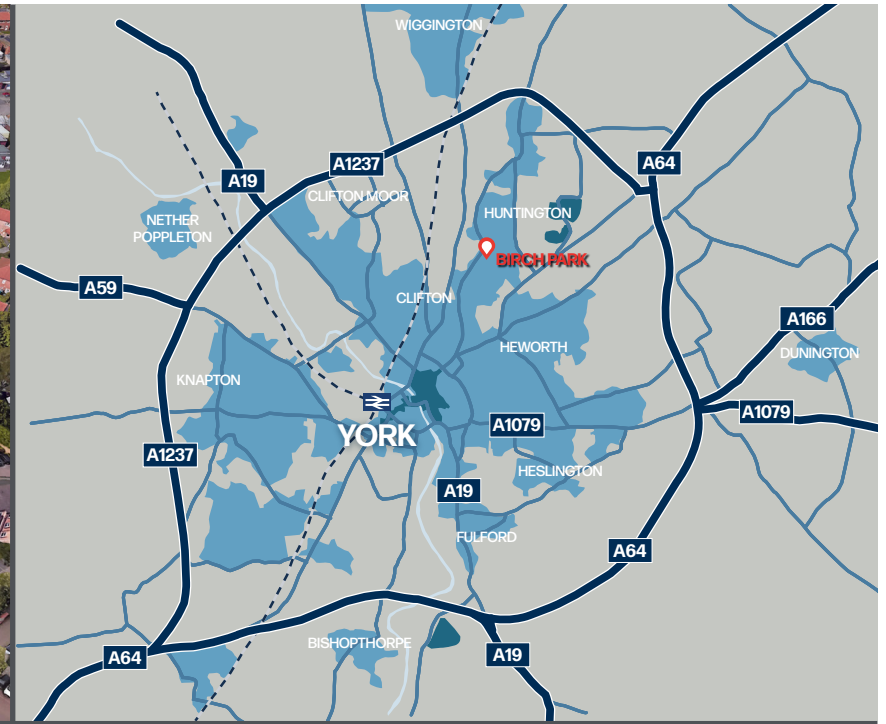


Description

The property comprises a large detached single pitched steel portal framed warehouse building to approx. 5.2 M internal eaves (approx. 4.54 M to underside of portal frame) with part brickwork and profile corrugated cement sheet elevations. The roof structure comprises corrugated cement sheeting with integrated translucent roof lights and internal single skin insulation. From the large open service and secure compound area the building is principally serviced by 2 full height electronically operated loading doors and a single personal entrance to the integrated 2 storey office space at the South West elevation.

Accommodation

	sq ft	sq m
Warehouse	15,200	1,412.12
Ground & First Floor office	3,285	305.18
TOTAL (Gross Internal)	18,485	1,717.3



Location

The premises are located within Birch Park, an established cluster of commercial warehouse buildings, off Huntingdon Road which connects central York with the A1237 York Outer ring road which in turn connections to the A64 and national motorway network beyond.

Services

Mains Gas, Electric & Water are all connected to the building.

Terms

The building is available by way of a new full repairing & insuring lease for a term of years to be agreed at an initial rent of £120,000 per annum exclusive.

Business Rates

The premises have a current rateable value of £93,000.

EPC

Available upon request.

Legal Costs

Each party to be responsible for their own legal fees.

VAT

The property is not elected for VAT.

Further Information & Viewing

Viewing by appointment, please contact:-



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