

FOR SALE / TO LET

Green Lane Trading Estate, Clifton, **YORK**, YO30 5YY

MITREFINCH HOUSE



20,329 sq. ft (1,889 sq. m)

MODERN DETACHED INDUSTRIAL / WAREHOUSE PREMISES

- Superb access to York City Centre & York Ring Road (A1237)
- Large secure yard area
- Fully secure and gated property
- Loading via 2 ground level roller shutter doors

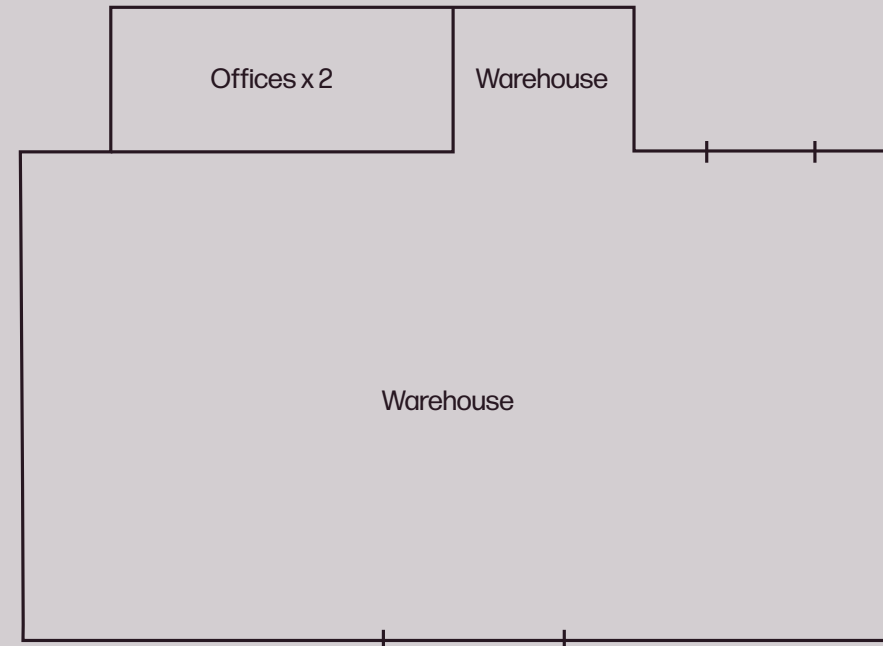
MITREFINCH HOUSE

Description

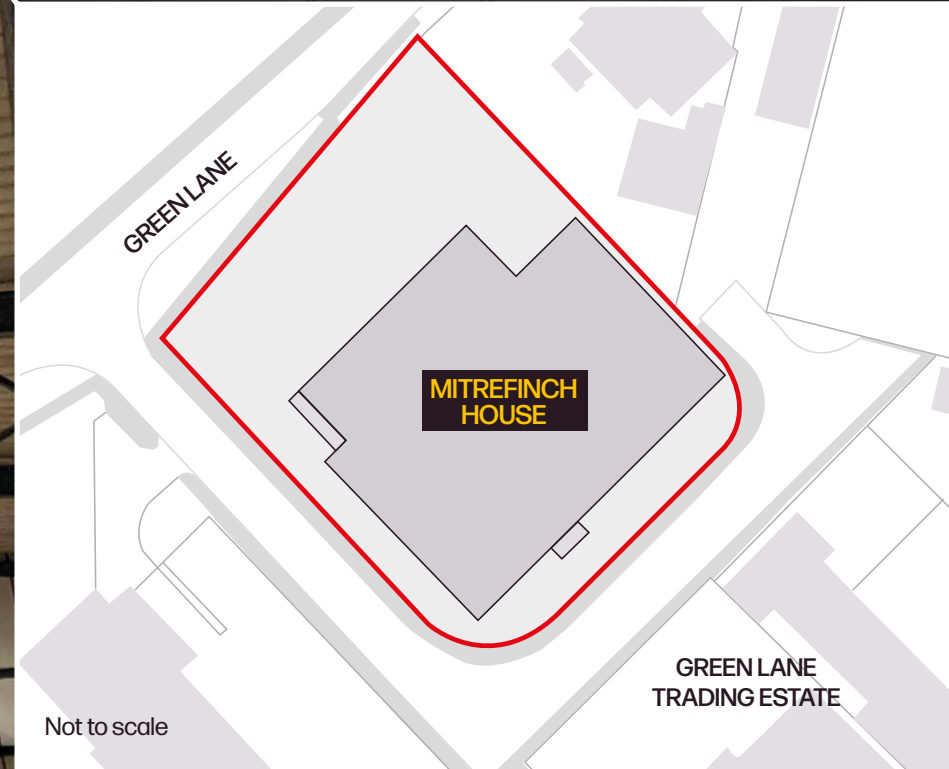
Mitrefinch House provides a modern detached industrial / warehouse building, which benefits from the following specification;

- Large secure yard and loading area
- Fully secure via perimeter palisade fencing and gated site
- Loading via 2 electric ground level roller shutter doors
- High quality 2 storey offices and welfare provisions

Accommodation	sq. m	sq. ft
Warehouse	1,570.66	16,907
Ground Floor Offices	159.02	1,712
First Floor Offices	159.02	1,712
Total	1,888.70	20,329



MITREFINCH HOUSE



Location

The property is situated within a few hundred yards from the highly popular and established Clifton Moor Estate.

Mitrefinch House is also strategically located just over 1 mile from the York Ring Road (A1237), circa 1.5 miles to the north of York City Centre and approx. 4.5 miles from the A64.

EPC

A copy of the EPC certificates and reports are available on request.

Terms

The premises are available by way of a freehold sale or a new full repairing and insuring lease for a term of years to be agreed. Rent and price available upon request.

Further information and viewing arrangements:

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