



LINDUM

Business Park

TO LET

New Industrial / Warehouse Units

127 - 189 sq. m (1,365 - 2,040 sq. ft)

ELVINGTON, YORK YO41 4EP

a development by

LINDUM



Description

The latest phase of Lindum Business Park, York, will see the construction of 8 new individual high specification industrial / warehouse units, ranging from approximately 1,365 sq. ft (127 sq. m) to 2,040 sq. ft (189 sq. m), as part of the recent wider approval to deliver up to 20 new commercial units totalling approximately 30,000 sq. ft (2,788 sq. m).

Key features

- Mono-pitched roofs to maximum eaves height 21ft / 6.5m.
- Capable of installing mezzanine levels.
- Micro-rib composite panel elevation with feature integrated Larch wood detail.
- Dedicated Parking EV charging.
- Integrated office with LED installed lighting.
- Kitchenette / welfare area.
- Disabled WC.
- Sectional overhead loading door.
- External Landscaped picknick and welfare areas.

Additional conference, meeting room and serviced office facilities offered on site by Lindum York.

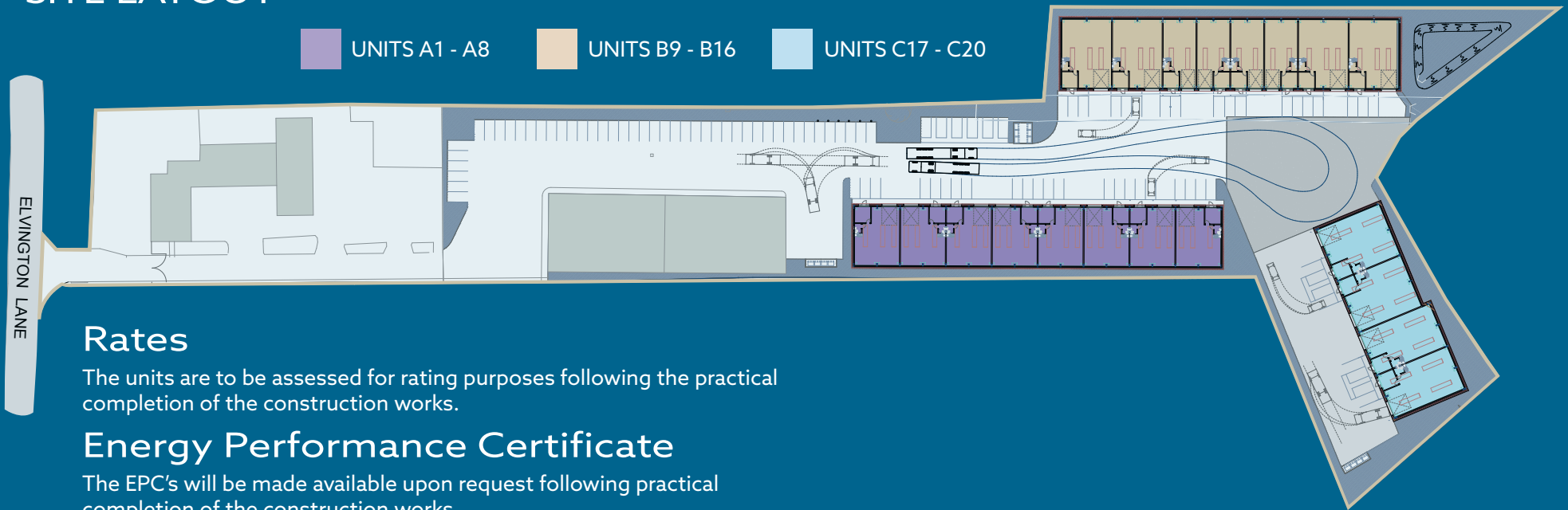
Accommodation

The units provide the following approximate gross internal areas:

Unit	size m ²	size ft ²
B9	188	2,030
B10	189	2,040
B11	127	1,365
B12	127	1,365
B13	127	1,365
B14	127	1,365
B15	189	2,040
B16	189	2,040
Total	1263	13,610

Units can be combined to suit larger requirements.

SITE LAYOUT



Rates

The units are to be assessed for rating purposes following the practical completion of the construction works.

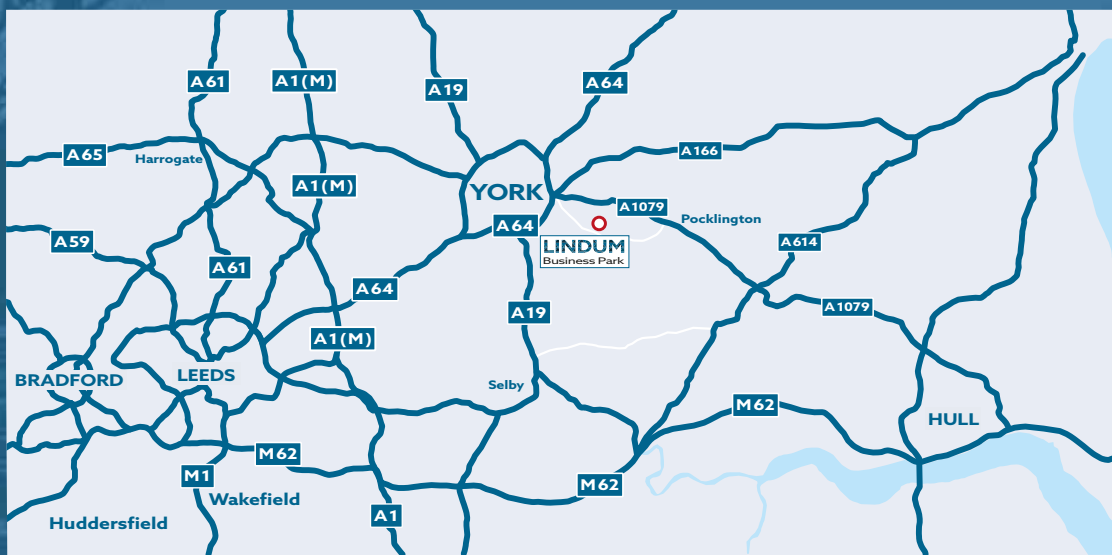
Energy Performance Certificate

The EPC's will be made available upon request following practical completion of the construction works.

VAT

All reference to price, premium or rent are deemed to be exclusive of VAT unless expressly stated otherwise. Any offer received will be deemed exclusive of VAT.





Location

Lindum Business Park is situated in the established commercial sector of Elvington, approximately 6 miles South East of York City Centre and approximately 4 miles from the A1079 and A64 Interchange at Grimston Bar.

Legal Costs

Each party are to be responsible for their own legal costs/fees.

Terms

The premises are available to let on new effective internal repairing and insuring leases for a term to be agreed. Rental details are available upon request

Further Information

Please contact the sole letting agent.

A development by :

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