

95 James Street, York, YO10 3DW

SUBSTANTIAL CENTRAL YORK WAREHOUSE & COVERED YARD

14,500 sq ft (1,347 sq m) GIA & 6,320 sq ft / 587 sq m covered yard area



For indicative purposes only - Google Earth

## JAMES STREET

### Key Features

- 6.4 meters eaves rising to 8.75 meters.
- Covered / Canopies external loading / yard area.
- Edge of city centre location within established mixed commercial use cluster off th A1079 Hull Road.



## Description

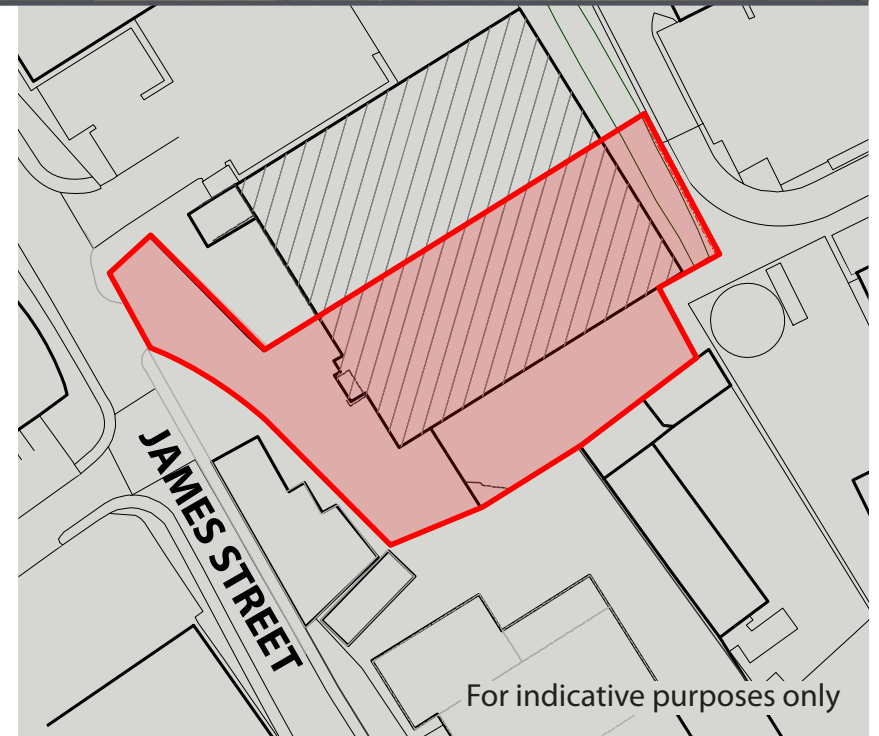
The premises comprise a semi detached steel portal framed mono pitched warehouse structure of 6.4 meters to eaves with full height brickwork cladded and internal blockwork elevations. The roof structure is of profile cement sheet product with integrated translucent roof lights. The building is serviced from the James Street elevation by a new electric roller shutter loading door. To the northern elevation is a further secure compound/service yard which is virtually fully covered by a steel framed canopy again comprising a profile cement sheet covering with integrated roof lights. This area has a further 2 horizontal concertinaed loading doors and a single pedestrian access into the warehouse building.

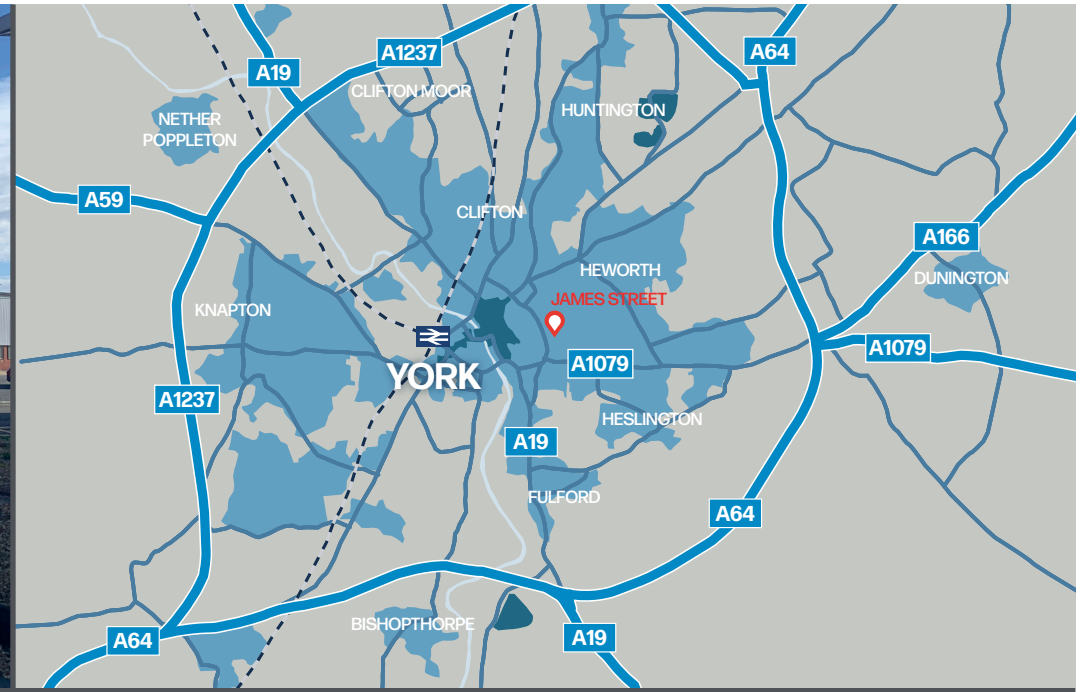
Internally the building provides clean single span warehousing accommodation rising to an internal height of approx. 8.75 meters above a re-enforced concrete floor covering. There are 2 single WC units and a small blockwork office. Internal lighting is from high bay suspended halogen spotlights and the power is from a 3-phase supply.

## Accommodation

	sq ft	sq m
Warehouse	14,500	1,348
Covered Canopy Area	6,320	587

Site Area - Approx 0.73 of an acre





## Location

The property is located off James Street in the thriving and long established commercial, trade and retail area situated almost immediately to the East of York's historic city walls and parallel with the inner city ring road/ Foss Island Road. James Street provides an important through link from Lawrence Street (Hull Road A1079) and Layerthorpe. It is readily accessible to both the City Centre and the outer city ring road which connects to the A64 dual carriage way and A1M beyond.

## Services

Mains electricity and water are all connected to the site.

## Terms

The premises are available to let by way of a new short-term lease. Rental details available upon request.

## Business Rates

The premises have a rateable value as of April 2023 of £73,000.

## EPC

Available upon request.

## Planning

B8 Storage & Distribution.

## Legal Costs

Each party to bear their own legal fees.

## VAT

The property is elected for VAT which will be payable on all outgoings.

## Further Information & Viewing

Viewing by appointment, please contact:-



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