

Ryden

TO LET

MODERN INDUSTRIAL /
WAREHOUSE UNIT
3005 SQFT (279.13 SQM)

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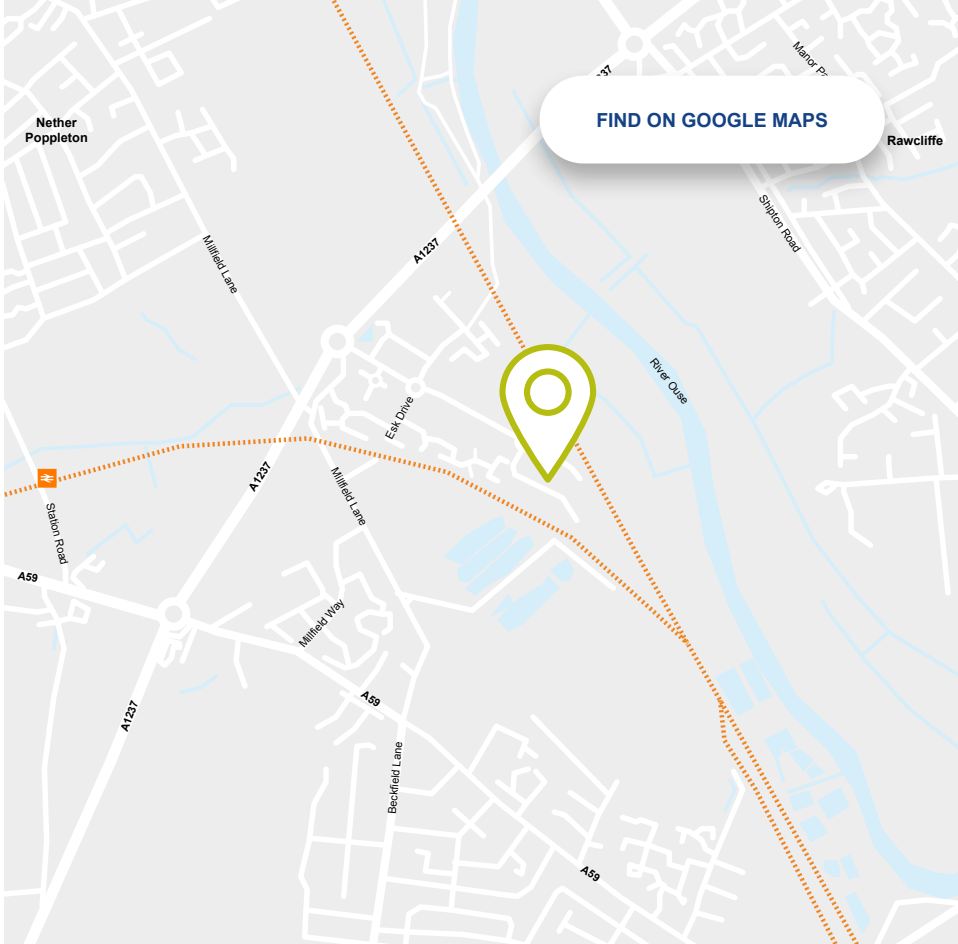
UNIT 11 THE FORUM
ROSE AVENUE
YORK BUSINESS PARK
YORK
YO26 6RU

CONVENIENTLY SITUATED
FOR ACCESS TO THE
YORK OUTER RING
ROAD (A1237) AND A64

3005 SQFT (279.13 SQM)
WITH 261 SQFT OF
INTEGRAL OFFICES

DEDICATED PARKING











LOCATION

Situated approximately 3 miles to the North West of the city centre and with a substantial frontage to the York outer ring road, York Business Park provides easy access to the regional motorway network, York city centre and national rail lines.

The unit is located on Rose Avenue which links to the main estate road, Great North Way.

DESCRIPTION

The property comprises a modern semi-detached warehouse/industrial unit benefitting from the following:

-  Shared yard
-  Dedicated parking
-  6m to eaves
-  3 phase electricity supply
-  Integral offices
-  Sectional goods door

ACCOMMODATION

3005 sq.ft. (279.13 sq.m) including integral offices of 261 sq.ft. (24.25 sqm)

RENTAL TERMS

The premises are offered to let by way of a new effective full repairing and insuring lease for a term to be agreed at a rent of £33,500 per annum exclusive.

SERVICE CHARGE

The ingoing tenants will also be responsible for the insurance premium in relation to the unit together with a contribution towards the service charge for the landlord's expenses incurred.

RATEABLE VALUE

The premises have been assessed with a rateable value of £19,750

ENERGY PERFORMANCE CERTIFICATE

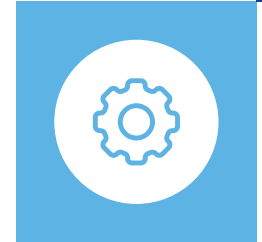
The property has a current rating of C (75)

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.

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in connection with any transaction.





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GET IN TOUCH

Viewing is strictly by appointment with the sole agents:

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Ryden

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