

# TO LET GOOD QUALITY INDUSTRIAL / WAREHOUSE UNITS



FLEXSPACE INDUSTRIAL  
ESTATE, MARSTON MOOR  
BUSINESS PARK,  
TOCKWITH, YORK, NORTH  
YORKSHIRE, YO26 7QF

**FROM**

**57.28**

SQUARE METRES

**FROM**

**616**

SQUARE FEET

## GET IN TOUCH

**CONTACT** Ben Robinson

**TELEPHONE** 07775 870031

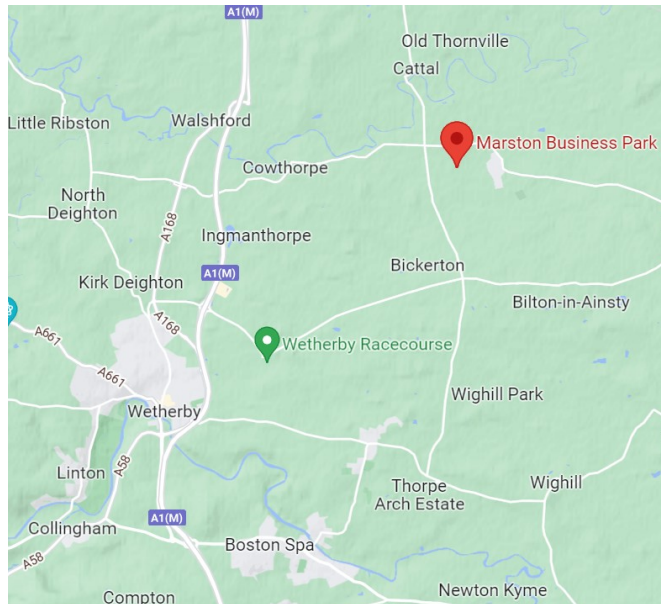
**EMAIL** [ben.robinson@ryden.co.uk](mailto:ben.robinson@ryden.co.uk)

Viewing is strictly by arrangement with the sole letting agent

**LEEDS**  
NORTHSPRING  
36 PARK ROW  
LEEDS LS1 5JL



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### LOCATION

Marston Moor Business Park is located just outside of the village of Tockwith, approximately 10 miles from York to the East and Harrogate to the West. The estate is accessed from Roman Road which subsequently connects to York Road and junction 46 of the A1(M), providing excellent transport links throughout the region.

### DESCRIPTION

The estate comprises a range of small industrial / warehouse units of approximately 800 sq. ft. accessed by way of a full height roller shutter door. Internally, the accommodation comprises open plan works benefitting from a concrete floor and with WC facilities built out within each unit.

Externally, the site is served by a large yard / circulation area with allocated parking available throughout the estate.

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### RATEABLE VALUE

The Sole Agents can provide the Rateable Value for each unit

### ENERGY PERFORMANCE CERTIFICATE (EPC)

A copy of the EPC for the building can be provided by the Sole Agent.

### LEGAL COSTS

In the normal manner, the each party is to be responsible their own legal expenses, including any LBTT and registration dues.

### AVAILABILITY

A full schedule of availability is provided overleaf.

### TERMS / RENTAL

Each of the units are available to let based on a full repairing and insuring lease for a minimum term of 12 months.

Rent—£11 per sq. ft. exclusive

Service Charge and Insurance—Details on request

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The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives/exchange, required to enable the agents to meet their respective obligations under the Regulations. Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty whatever in relation to this property.

## Availability

Unit Number	Availability	Size (Sq Ft)
20 E	Available Now	616
20 L	Available Now	1,016
20 M	Available Now	1,019
20 K	Available Now	806
21 J	Available Now	802

## FURTHER INFORMATION

FOR FURTHER INFORMATION AND TO ARRANGE A VIEWING, PLEASE

- CENTRAL LOCATION
- CLOSE TO THE RAILWAY STATION
- EXCELLENT NEARBY AMENITIES

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