



GOOSE LANE | SUTTON-ON-THE-FOREST | YORK | YO61 1ET

TO LET / (MAY SELL - UNIT 1)

## INDUSTRIAL / WAREHOUSE UNITS ON A DESIGN & BUILD BASIS

**4,000** UPTO **15,400** SQ FT

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# Overview

Located a short drive from York Outer Ring Road, benefitting from strong local and regional connectivity, York North is a mixed use, multi-let estate and home to a range of existing occupiers.

There is confirmed Outline Planning for four new industrial units available on a design and build basis, ranging from 4,000 sq ft up to 15,400 sq ft.

The units are available to let. Unit 1 is also available on a freehold basis with further information being available on request.



**ESTABLISHED BUSINESS PARK  
OFFERING A RANGE OF ACCOMMODATION**



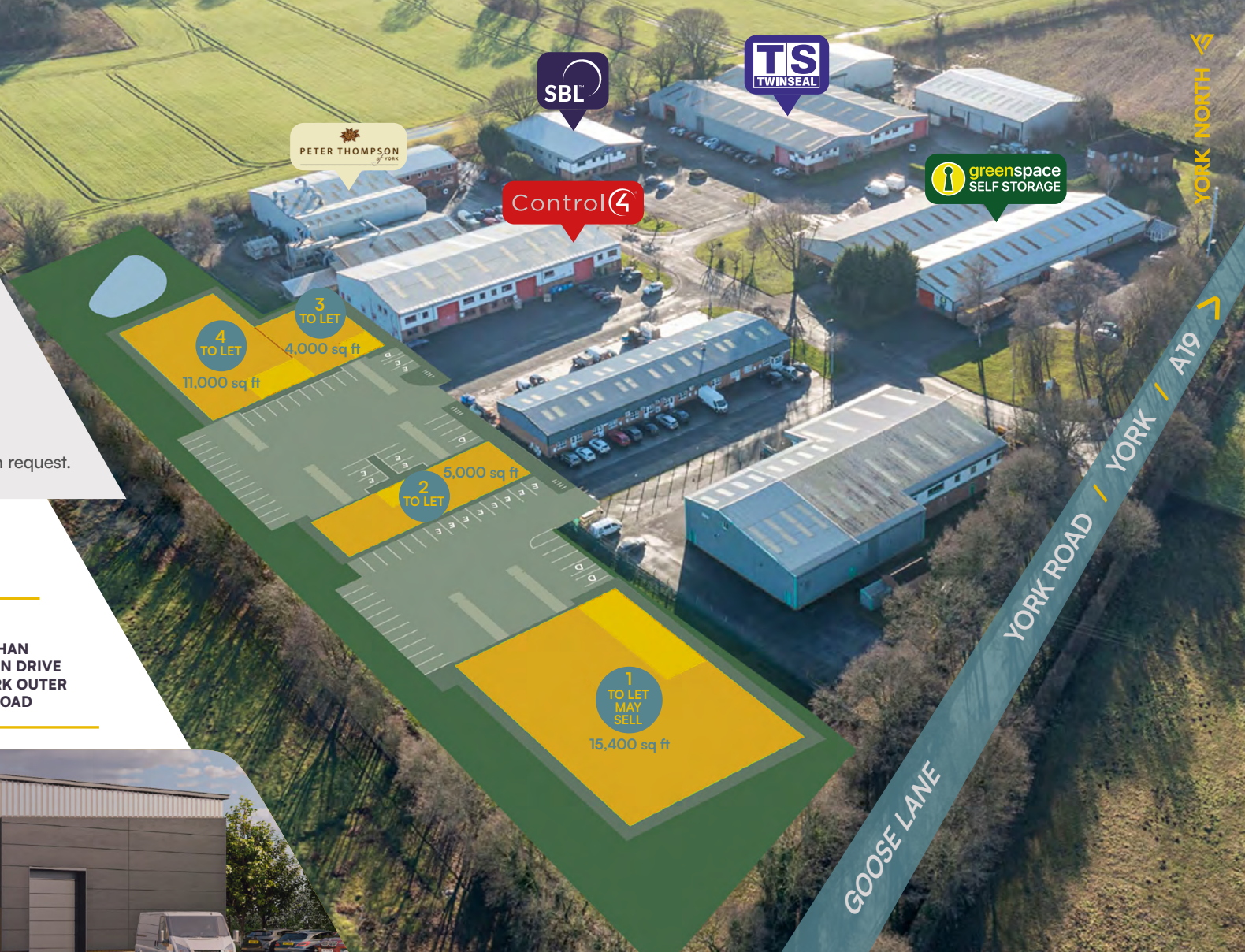
**CLOSE TO CLIFTON  
MOOR AMENITIES  
AND MONKS CROSS  
SHOPPING PARK**



**LESS THAN  
A 10 MIN DRIVE  
TO YORK OUTER  
RING ROAD**

## Deliverability

The site is 'oven ready' for development with planning, services and infrastructure in place reducing the lead time for development.



# Site Plan

GOOSE LANE



**UNIT 2 ( TO LET )**

**5,000 sq ft**  
(468 sq m)

**UNIT 3 ( TO LET )**

**4,000 sq ft**  
(372 sq m)

**UNIT 1 ( TO LET  
MAY SELL )**

**15,400 sq ft**  
(1,430 sq m)

FIRST FLOOR OFFICE  
AMENITY ACCOMMODATION

**UNIT 4 ( TO LET )**

**11,000 sq ft**  
(1,022 sq m)

FIRST FLOOR OFFICE  
AMENITY ACCOMMODATION

## Specification



STEEL FRAME  
CONSTRUCTION



35KN/M2 FLOOR  
LOADING



GENEROUS  
YARD AREAS



DEDICATED  
CAR PARKING



6.5M CLEAR  
WORKING EAVES  
HEIGHT



FULLY FITTED  
OFFICE WITH WCS  
AND TEA POINT  
FACILITIES



UNIT 1 - 225 KVA  
UNIT 2 - 150 KVA  
UNIT 3 - 75 KVA  
UNIT 3A - 180 KVA



24/7 SECURITY



ON-SITE CYCLE  
SHELTER

## Sustainable Features



ELECTRIC VEHICLE  
CHARGING POINTS



PHOTOVOLTAIC  
(PV) PANELS TO THE  
ROOF OF EACH UNIT



LED LIGHTING - INTERNAL  
AMENITY BLOCK AND  
EXTERNAL AREAS ONLY



LOW WATER USAGE  
FIXTURES AND FITTINGS  
TO WC AREAS



LANDSCAPED  
ENVIRONMENT



PROPOSED EPC 'A'  
RATING





York North is conveniently positioned 5 miles from York Outer Ring Road at Clifton Moor, which connects to the A59 and in turn provides fantastic connectivity leading directly to A1(M) J47 giving efficient access to the wider motorway network.

York City Centre is just 8.6 miles away and amenities are in abundance at Clifton Moor and Monks Cross Shopping Park, offering a wide range of leisure activities.



Location	Miles	Mins
York	8.6	20
Harrogate	28	48
Leeds	32	54
Middlesbrough	45	55



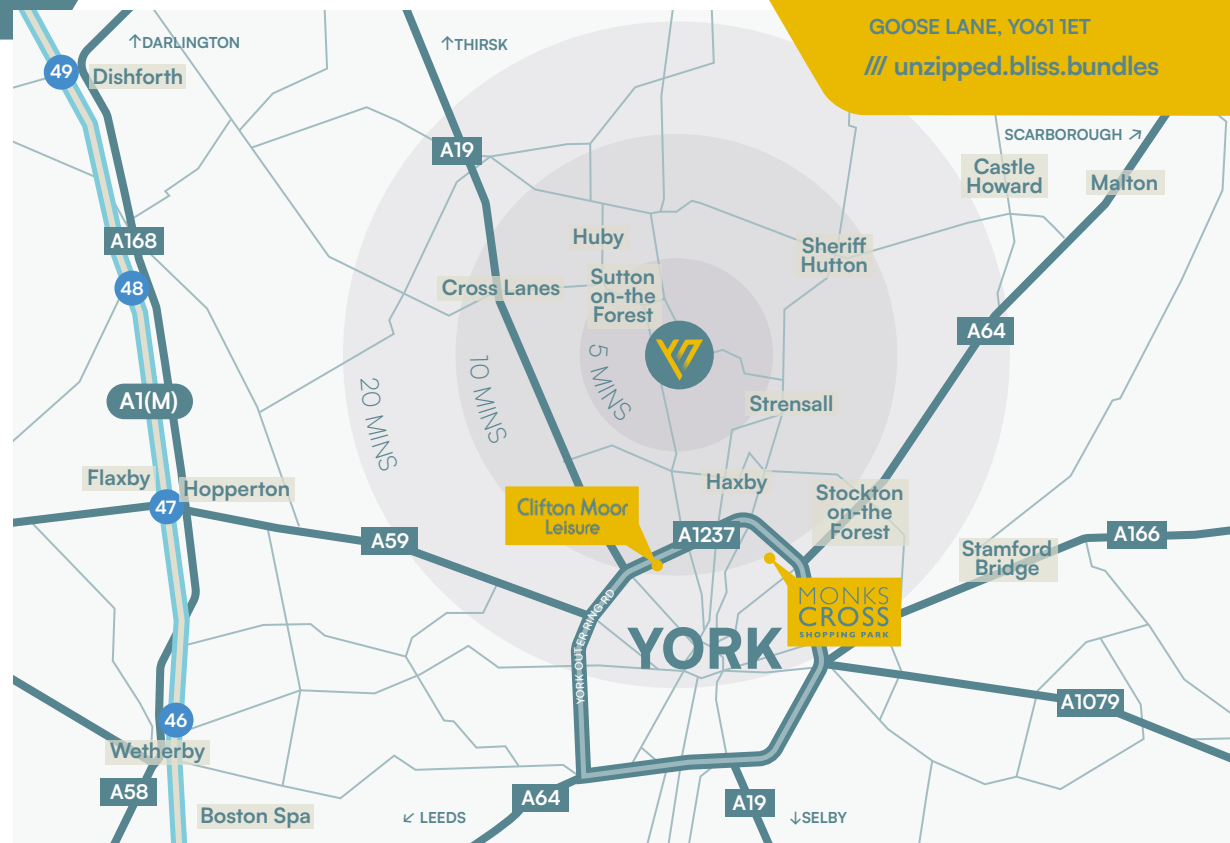
Airports	Miles	Mins
Leeds Bradford	35	60
Manchester	90	103



Transport Links	Miles	Mins
A19	6.1	10
A59	7.6	14
A64	7.7	16
A1(M) J47	17	28



Ports	Miles	Mins
Teesport	47	58
Immingham	65	90



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## Location

### Planning

Planning has been granted for B1, B2 and B8 uses. Further information is available on request.

### Tenure

The units will be available on Full Repairing and Insuring lease terms, for a number of years to be agreed. Unit 1 will also be available on a freehold basis- further information is available on request.

### VAT

VAT is applicable.

A Development by:

**PALOMA**  
CAPITAL

**CARTER TOWLER**  
0113 245 1447  
01904 217 941  
www.cartertowler.co.uk

**HAZEL COOPER**  
hazelcooper@cartertowler.co.uk  
07811 234 627  
**JOSH HOLMES**  
joshholmes@cartertowler.co.uk  
07984 444 972

**JLL**  
0113 244 6440  
property.jll.co.uk

**HARRY FULLERTON**  
harry.fullerton@jll.com  
07555 444 385  
**JONNY COOPER**  
jonny.cooper@jll.com  
07548 778 360

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