

# CARTER TOWLER

# TO LET

Units A & B, 95 James Street, York, YO10 3DW  
SUBSTANTIAL CENTRAL YORK WAREHOUSE & COVERED YARD SPACE

From 14,466 sq ft / 1,344 sq m to 28,933 sq ft / 2,688 sq m & 10,088 sq ft / 937 sq m covered yard area



## JAMES STREET

### Key Features

- 6.4 metres 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.

01904 217 941

[www.cartertowler.co.uk](http://www.cartertowler.co.uk)



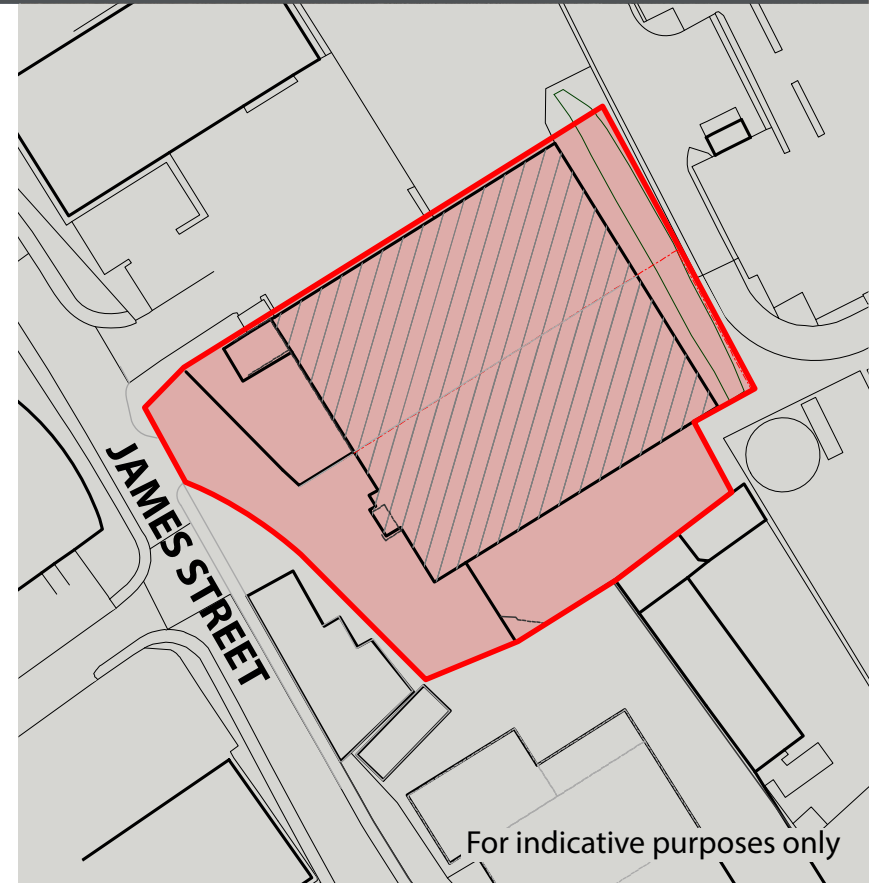
## Description

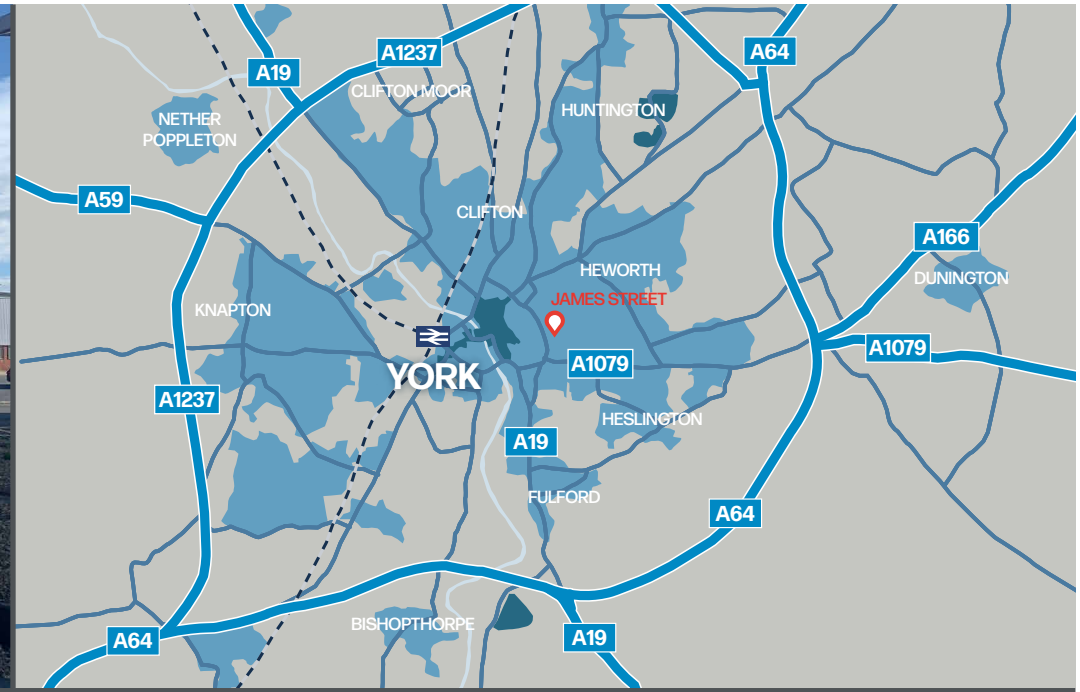
The premises comprise a steel portal framed mono pitched warehouse structure, which has been split equally down the central pitch, of 6.4 meters to eaves with full height brickwork cladded and internal blockwork elevations. The roof structure is of profile cement sheet product with integrated translucent 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 metres 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
Unit A	14,466	1,344
Unit A - Covered Canopy Area	3,765	350
Unit B	14,466	1,344
Unit B - Covered Canopy Area	6,320	587
<b>TOTAL</b>	<b>28,933</b>	<b>2,688</b>
<b>TOTAL - Covered Canopy Area</b>	<b>10,085</b>	<b>937</b>





## 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

Units A & B are available to let as a whole by way of a new lease or separately. Rental details available upon request.

## Business Rates

Interested parties should make their own enquiries to the local rating authority.

## 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:-



## Miles Lawrence

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