

AVAILABLE IMMEDIATELY



TO LET - UNITS 5 & 12

FULLY REFURBISHED HYBRID OFFICE/ LIGHT INDUSTRIAL UNITS

1,114 SQ FT
(103.46 SQ M)

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

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YORK OUTER RING ROAD — 4.8 MILES
YORK CITY CENTRE — 8 MILES



ESTABLISHED
MULTI-LET ESTATE



AMENITIES
WITHIN CLOSE
PROXIMITY

UNITS 5 & 12

HYBRID OFFICE/
LIGHT INDUSTRIAL UNITS

> Accommodation

	Sq Ft	Sq M
Warehouse	552	51.26
GF Office	562	52.2
Total	1,114	103.46

> Description

Units 5 and 12 are located within York North, an established purpose built multi-let industrial estate. The estate is set within a well-maintained landscaped site, benefiting from perimeter palisade fencing, a gated entrance and tarmacked estate roads.

The units have been extensively refurbished and are of steel portal frame construction with brick / block and metal clad elevations. The property has been fully refurbished to provide a hybrid unit of office and industrial accommodation.

> Location

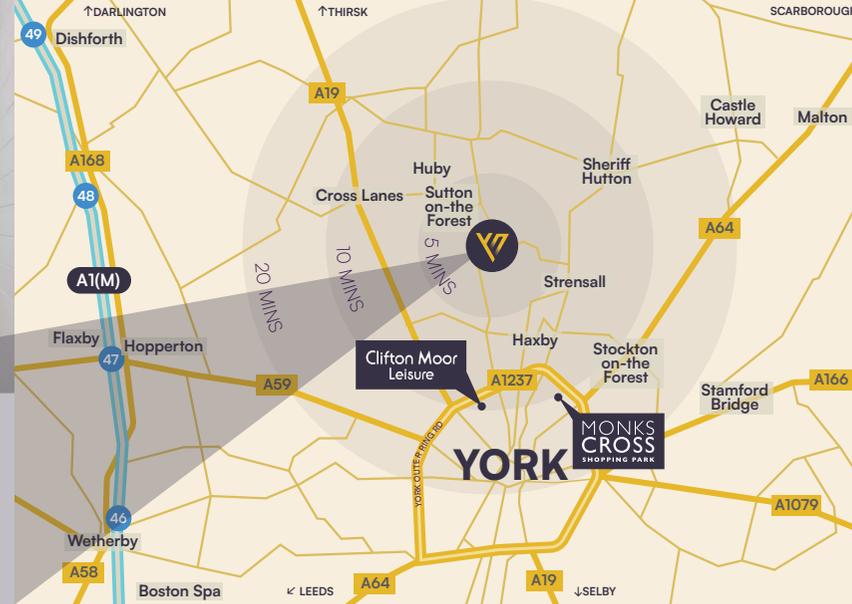
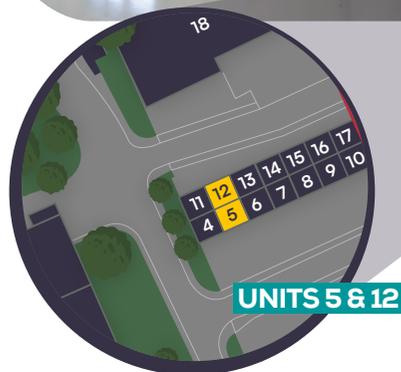
York North is conveniently positioned less than 5 miles from York Outer Ring Road at Clifton Moor, which connects to the A59 and in turn provides fantastic connectivity leading directly to the A1(M) J47 giving efficient access to the wider motorway network.

York City Centre is just 8 miles away and amenities are in abundance at Clifton Moor and Monks Cross Shopping Park, offering a wide range of leisure activities.

IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991 (Repeal) Order 2013

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Designed and Produced by Andersons - 0113 274 3698 - aapm.co.uk



> Specification

The units have been fully refurbished to provide modern, high quality accommodation including:

MODERN OFFICES WITH KITCHENETTE

MALE & FEMALE WCS

GROUND LEVEL LOADING DOOR

SEPARATE PERSONEL ENTRANCE

LED LIGHTING

4.35 METRE EAVES

TERMS

The units are available by way of a new, Full Repairing and Insuring lease for a number of years to be agreed.

LEGAL FEES

Each party to bare their own costs.

VAT

Applicable.

EPC

Energy performance rating certificate is available on request.

YORKNORTH.CO.UK

**CARTER
TOWLER**

0113 245 1447
01904 217 941
www.cartertowler.co.uk

HAZEL COOPER

hazelcooper@cartertowler.co.uk
07811 234 627

HANNAH BRUMPTON

hannahbrumpton@cartertowler.co.uk
07534 126 236

MILES LAWRENCE (York)

mileslawrence@cartertowler.co.uk
07711 868 336



0113 244 6440

property.jll.co.uk

HARRY FULLERTON

harry.fullerton@jll.com
07555 444 385

BENJAMIN FAIRHURST

benjamin.fairhurst@jll.com
07936 333 696