



TO LET - UNITS 7 & 14

# FULLY REFURBISHED HYBRID OFFICE/ LIGHT INDUSTRIAL UNITS

**1,372** SQ FT  
(127.47 SQ M)

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

AVAILABLE IMMEDIATELY



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



ESTABLISHED  
BUSINESS PARK



AMENITIES  
WITHIN CLOSE  
PROXIMITY



COMPETITIVE  
RENT

TO LET

# UNITS 7 & 14

## HYBRID OFFICE/ LIGHT INDUSTRIAL UNITS



1,372 sq ft



### > Description

Set within a secure, gated estate, Units 7 and 14 provide 1,372 sq ft of flexible hybrid office and light industrial accommodation, featuring a mezzanine level. The buildings are steel portal frame constructions with brick and metal-clad elevations and include a separate personnel entrance.

### > Accommodation

	Sq Ft	Sq M
Warehouse	596	52.88
GF Offices	541	50.29
FF Offices	262	24.3
<b>Total</b>	<b>1,372</b>	<b>127.47</b>

### > Specification

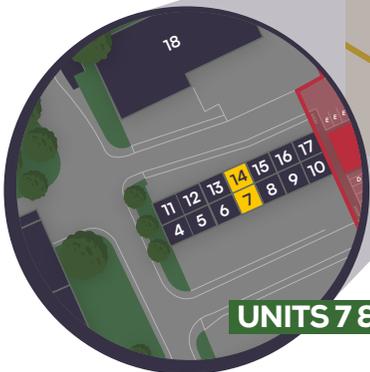
The units have been fully refurbished to provide modern, high quality accommodation including:

- FULLY FITTED OFFICE WITH WC & KITCHEN FACILITIES**
- MANUAL GROUND LEVEL LOADING DOOR**
- SEPARATE PERSONEL ENTRANCE**
- LED LIGHTING**
- FULLY DECORATED THROUGHOUT**
- 4.3 METRE EAVES**

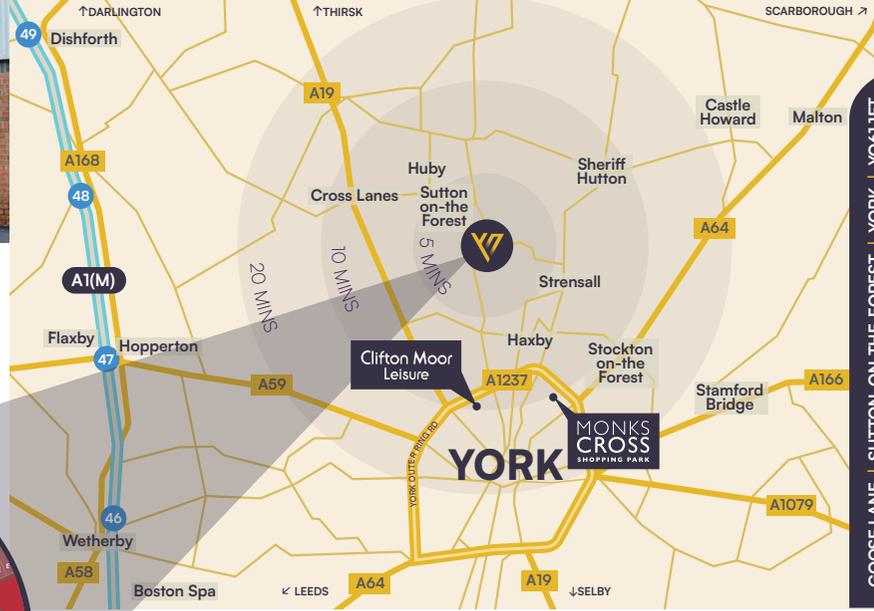
### > Location

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.



UNITS 7 & 14



#### 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

**JLL**  
 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

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