

## TO LET

**MODERN WAREHOUSE & DISTRIBUTION  
ACCOMMODATION WITH INTEGRATED GOOD  
QUALITY MEZZANINE OFFICES TOTALING  
APPROX. 8,305 SQ FT / 771.5 SQ M**



**UNIT A, STATION APPROACH &  
STATION LANE  
SHIPTON BY BENINGBROUGH  
YORK, YO30 1BS**

- 5.75m eaves
- Dedicated parking & loading area
- Adjacent to A19 approx. 3 miles North of York Outer Ring Road

## LOCATION

The property is located on the fringe of the village of Shipton by Beningbrough, which is strategically situated just off the York to Thirsk Road (A19), approximately 3 miles from the York Ring Road (A1237), just over 5 miles from York city centre and circa 14 miles from Junction 47 of the A1(M) motorway.

The property itself sits within a small well established cluster of light industrial and commercial buildings at the junction of Station Lane & Station Approach.

## DESCRIPTION

The premises comprise a modern steel portal framed constructed warehouse building clad with insulated profile sheeting beneath an even pitched roof of similar material incorporating translucent roof lights. 2 full height roller shutter loading doors and pedestrian access together with incorporated ground floor amenity areas and upper level mezzanine office space. Parking and loading for HGV deliveries are from the forecourt area to the front of the building.

The buildings benefit from 3 phase mains electricity, water and drainage is via a septic tank located within the confines of the site.

## ACCOMMODATION

Warehouse -	6,790 sq ft	630.80 sq m
Welfare & Canteen/Staff -	403 sq ft	37.5 sq m
First Floor Office -	1,112 sq ft	103.3 sq m
<b>Total -</b>	<b>8,305 sq ft</b>	<b>771.5 sq m</b>

Interested parties must however satisfy themselves as to the floor areas of the subject property.

## TERMS

The building is available by way of a new full repairing and insuring lease for a minimum term of 5 years at an initial rent of £40,000 per annum exclusive.

## ESTATE

The building forms part of a shared estate with rights for access across the existing yard and adequate areas for turning larger vehicles for deliveries.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

A copy of the EPC is available upon request.

## VAT

All reference to price, premium or rent are deemed to be exclusive of VAT unless expressly stated otherwise. Any offer received by Carter Towler will be deemed exclusive of VAT.

## RATEABLE VALUE

The property currently being separately accessed.

## LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in connection with this transaction.

## FURTHER INFORMATION / VIEWING

**CARTER TOWLER**  
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