



TO LET - UNITS 1 & 1A

FULLY REFURBISHED MODERN INDUSTRIAL UNITS WITH OFFICES

8,095 SQ FT
(752.05 SQ M)

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

Flexibility to Combine with Unit 2,
up to 11,426 sq ft

AVAILABLE IMMEDIATELY

/// hazel.pickup.large



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



ESTABLISHED
BUSINESS PARK



AMENITIES
WITHIN CLOSE
PROXIMITY

UNITS 1 & 1A

MODERN INDUSTRIAL UNIT S
WITH OFFICES

8,095 SQ FT



> Accommodation

	Sq Ft	Sq M
Warehouse	5,387	500.45
Block 1 GF & FF Offices	1,090	101.24
Block 2 GF & FF Offices	1,618	150.36
Total	8,095	752.05

> Specification

ELECTRIC GROUND LEVEL LOADING DOOR

ACCESSIBLE, MALE & FEMALE WCS

KITCHENETTE

LED LIGHTING

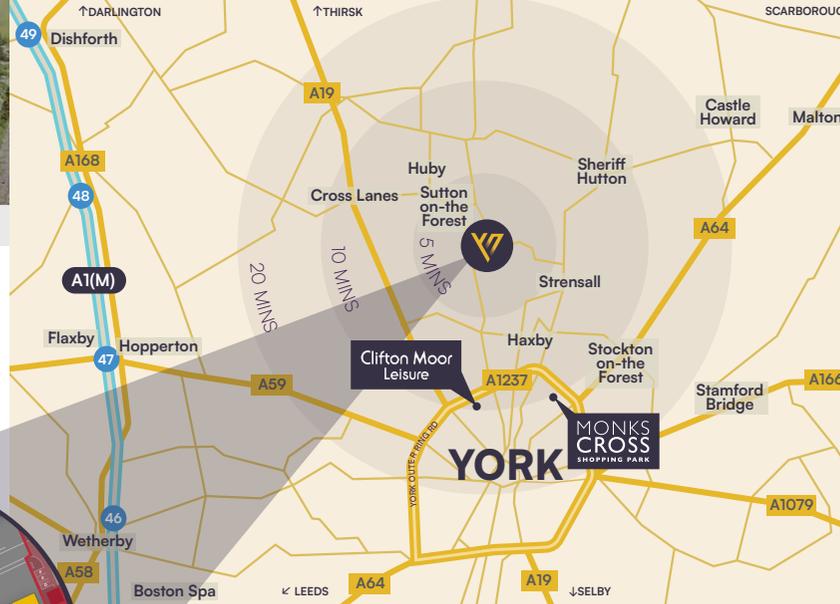
5.94 METRE EAVES

TWO SEPARATE OFFICE/WELFARE BLOCKS

> 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.



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.

> Description

Units 1 and 1a comprise a modern steel portal frame unit with brick and metal clad elevations totalling 8,095 sq ft, with the option and flexibility to combine with Unit 2, to create a larger unit of up to 11,426 sq ft within this established, secure gated estate.

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