

TO LET

UNITS 7 & 14



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

LIGHT INDUSTRIAL / WORKSHOP UNITS

1,475 SQ FT
(136.96 SQ M)

FULLY REFURBISHED

///motion.buzzer.neatly



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



ESTABLISHED
MULTI-LET ESTATE



AMENITIES
WITHIN CLOSE
PROXIMITY

TO LET

UNITS 7 & 14

LIGHT INDUSTRIAL / WORKSHOP UNITS



> Description

Units 7 and 14 lie within York North, a purpose built multi-let industrial estate which has been developed over the past 4 decades across 28 separate units. The estate consists of 8.20 acres, which is situated within a well maintained, landscaped environment with perimeter palisade fencing, a gated entrance and tarmac estate roads.

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

York City Centre is just 8.6 miles away and amenities are in abundance at Clifton Moor and Monks Cross Shopping Park, offering a wide range of leisure activities.



> Specification

- NEWLY DECORATED EXTERNAL CLAD ELEVATIONS
- NEWLY DECORATED WAREHOUSE WALLS AND FLOOR
- NEW FULLY FITTED OFFICE WITH WC AND KITCHEN FACILITIES
- ELECTRIC GROUND LEVEL LOADING DOOR
- 3 PHASE POWER
- LED LIGHTING
- XX M EAVES



TERMS The unit is 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 The property has an Energy Performance Certificate rating of xxx RATEABLE VALUE £xxx,xxx.
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