

AVAILABLE IMMEDIATELY



TO LET - UNITS 4 & 11

## FULLY REFURBISHED HYBRID OFFICE / LIGHT INDUSTRIAL UNITS

**1,095** SQ FT  
(101.73 SQ M)

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

/// [parts.firepower.effort](https://parts.firepower.effort)



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



ESTABLISHED  
BUSINESS PARK



AMENITIES  
WITHIN CLOSE  
PROXIMITY

## UNITS 4 &amp; 11

HYBRID OFFICE/  
LIGHT INDUSTRIAL UNITS

## &gt; Description

Located on a secure, gated estate, Units 4 and 11 provide modern hybrid office and light industrial accommodation. The buildings are of steel portal frame construction with brick and metal-clad elevations, and benefit from a separate personnel entrance.

## &gt; Accommodation

	Sq Ft	Sq M
Warehouse	550	51.12
GF Offices	545	50.61
<b>Total</b>	<b>1,095</b>	<b>101.73</b>

## &gt; 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.

## &gt; Specification

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

**MODERN OFFICES WITH  
KITCHENETTE & WC**

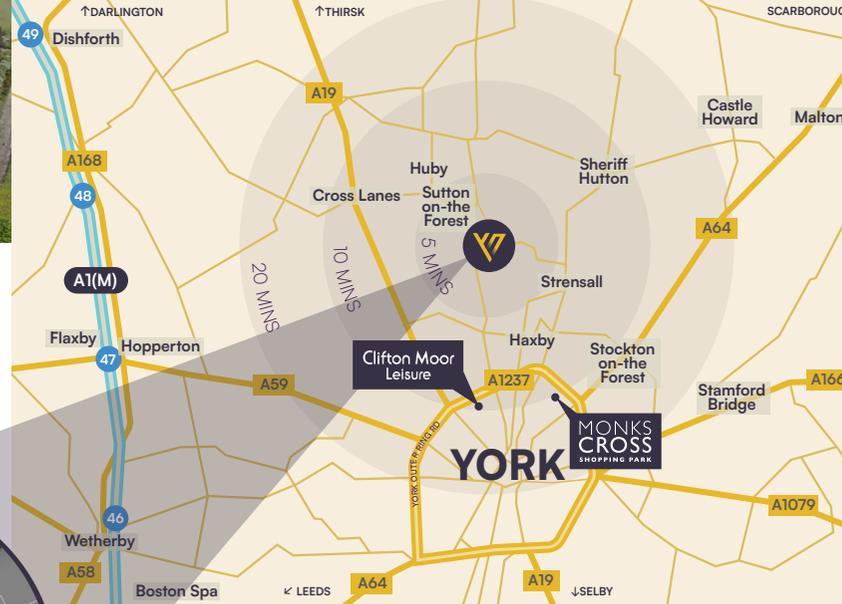
**GROUND LEVEL LOADING DOOR**

**SEPARATE PERSONEL ENTRANCE**

**LED LIGHTING**

**4.34 METRE EAVES**

UNITS 4 &amp; 11



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

**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**

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