

AVAILABLE IMMEDIATELY



 **YORK
NORTH**

TO LET - UNITS 8 & 15

**FULLY REFURBISHED
MODERN LIGHT
INDUSTRIAL UNITS**

1,106 SQ FT
(102.74 SQ M)

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

/// narrate.contoured.logo



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



ESTABLISHED
BUSINESS PARK



AMENITIES
WITHIN CLOSE
PROXIMITY

UNITS 8 & 15

MODERN
LIGHT INDUSTRIAL UNITS

> Description

Set within a secure, gated estate, Units 8 and 15 provide 1,106 sq ft of modern industrial accommodation. Featuring steel portal frame construction with brick and metal-clad elevations and separate personnel access, the units offer versatile space ideal for a range of light industrial uses.

> 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.

> Accommodation

| | Sq Ft | Sq M |
|----------------|--------------|---------------|
| Warehouse & WC | 1,106 | 102.74 |
| Total | 1,106 | 102.74 |

> Specification

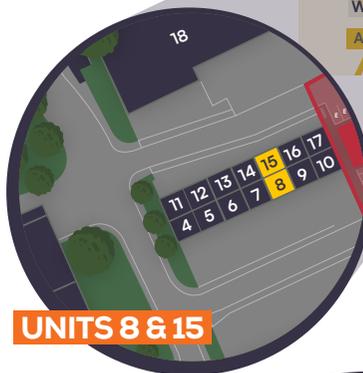
GROUND LEVEL LOADING DOOR

SEPARATE PERSONEL ACCESS

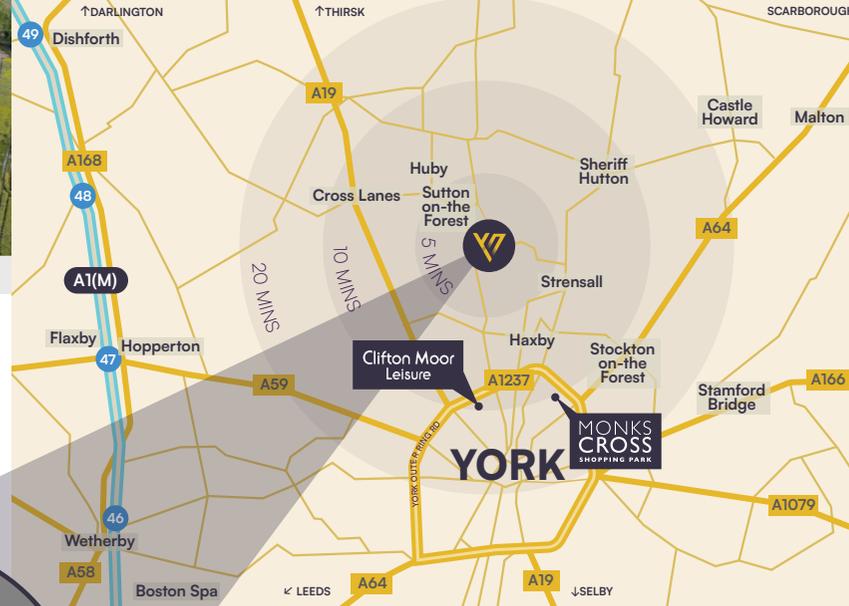
KITCHENETTE & WC

LED LIGHTING

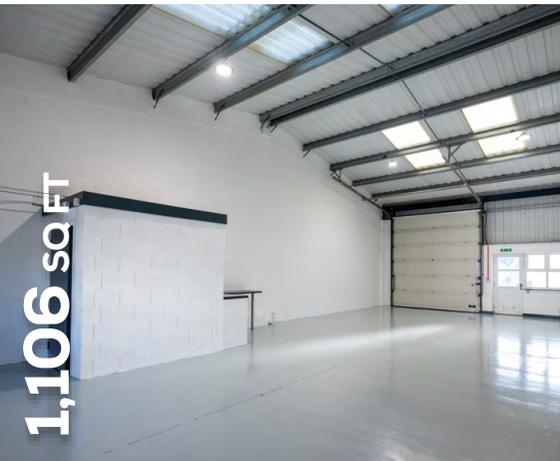
4.34 METRE EAVES



UNITS 8 & 15



1,106 sq ft



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



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

IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991 (Repeal) Order 2013

Carter Towler & JLL on their behalf and for the sellers or lessors of this property whose agents they are, give notice that: (i) The Particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person employed by Carter Towler & JLL has any authority to make or give any representation or warranty in relation to this property. Unless otherwise stated prices and rents quoted are exclusive of VAT. The date of this publication is February 2026.