

AVAILABLE IMMEDIATELY



 **YORK
NORTH**

TO LET - UNIT 2

FULLY REFURBISHED MODERN WAREHOUSE / INDUSTRIAL UNIT

3,331 SQ FT
(309.5 SQ M)

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

/// plodding.skirt.tech



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



ESTABLISHED
BUSINESS PARK



AMENITIES
WITHIN CLOSE
PROXIMITY

UNIT 2

MODERN WAREHOUSE /
INDUSTRIAL UNIT

3,331 SQ FT

> Description

York North is a premier, established multi-let business park in a prime location. The estate is set within a pleasant landscaped environment which is secured by perimeter palisade fencing and a gated entrance.

The unit is of steel portal frame construction with brick / block and metal clad elevations.

> Specification

ELECTRIC GROUND LEVEL LOADING DOOR

MALE & FEMALE WCS

KITCHENETTE

LED LIGHTING

5.79 METRE EAVES

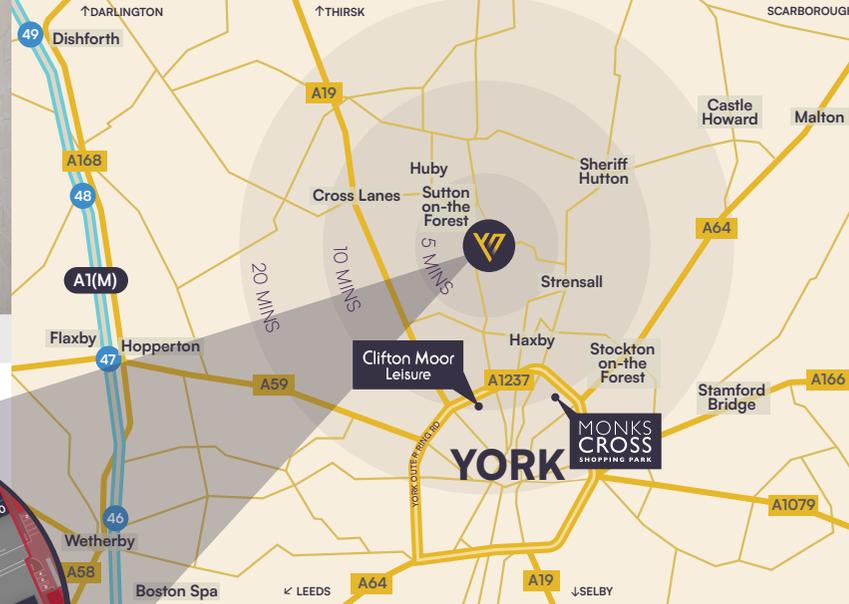
> Accommodation

	Sq Ft	Sq M
Warehouse	3,242	301.19
WC	89	8.31
Total	3,331	309.5

> 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 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

Energy performance rating certificate is available on request.

YORKNORTH.CO.UK

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