

AVAILABLE IMMEDIATELY



TO LET - UNIT 23

MODERN WAREHOUSE / INDUSTRIAL UNIT

1,603 SQ FT
(148.96 SQ M)

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

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



ESTABLISHED
BUSINESS PARK



AMENITIES
WITHIN CLOSE
PROXIMITY

TO LET

UNIT 23

MODERN WAREHOUSE / INDUSTRIAL UNIT

> Description

Set within a secure, gated estate, Unit 23 provides 1,603 sq ft of modern warehouse/ industrial space with a mezzanine level. Constructed around a steel portal frame with brick and metal-clad elevations, the unit offers flexible space for a range of industrial operations.

> Accommodation

	Sq Ft	Sq M
Warehouse	1,569	145.79
WC	34	3.17
Mezzanine	563	52.33
Total (excl. mezz)	1,603	148.96

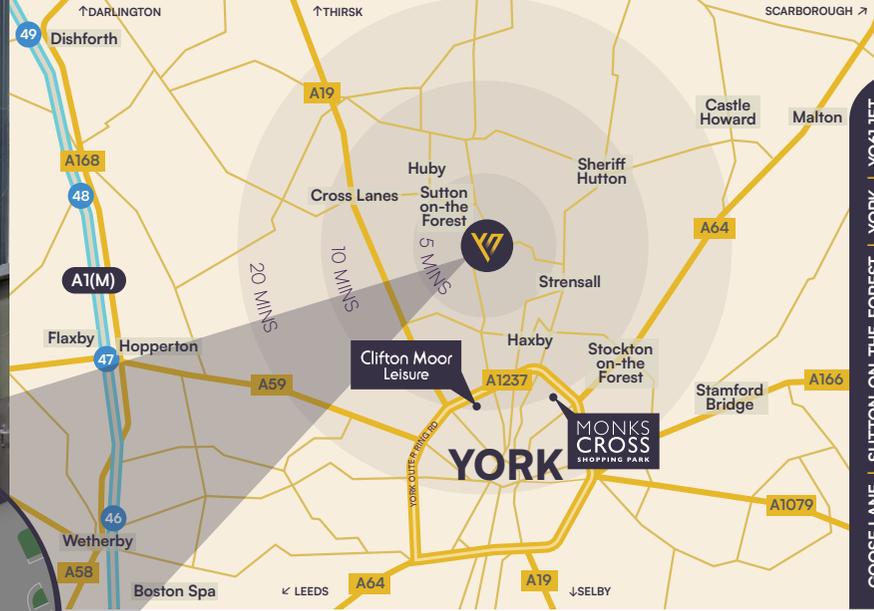
> Specification

- GROUND LEVEL LOADING DOOR
- INTERNAL MEZZANINE
- WC
- 6.29 METRE EAVES
- HIGH BAY LIGHTING

> 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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