

TO LET

UNITS 11 & 12



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

## LIGHT INDUSTRIAL / WORKSHOP UNITS

**1,130** SQ FT  
(104.98 SQ M)

FULLY REFURBISHED

///bulk.repair.jolt



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



ESTABLISHED  
MULTI-LET ESTATE



AMENITIES  
WITHIN CLOSE  
PROXIMITY

# UNITS 11 & 12

## LIGHT INDUSTRIAL / WORKSHOP UNITS



1,130 SQ FT

### > Description

Units 11 and 12 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 occupies a prominent position within the estate.



### > Specification

**NEWLY DECORATED EXTERNAL CLAD ELEVATIONS**

**LED LIGHTING**

**NEW FULLY FITTED OFFICE WITH WC AND KITCHEN FACILITIES**

**NEWLY DECORATED WAREHOUSE WALLS AND FLOOR**

### > 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.



**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**  
£xx,xxx.

### > Contact

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