

To Let



CBRE

Warehouse with Large Secure Yard Provision

22,875 sq ft (2,125 sq m) on 2.01 Acres Net Yard Area (1.45 acres)


Green Lane
Trading Estate,
Clifton, York,
YO30 5PY

1.5 MILES NORTH OF YORK CITY CENTRE





Description

This rare opportunity comprises a significant, secure site with large open storage and yard areas. In addition, the property includes a warehouse and detached ‘mill building’.

Both buildings are also empty, with racking removed from the previous occupier. The warehouse and extensive yard space is ideally suited to a wide range of occupiers.



SECURE SELF-CONTAINED SITE



3 LEVEL ACCESS
ROLLER SHUTTER
DOORS



6.17M EAVES HEIGHT
(MILL BUILDING HAS
AN EAVES OF 4.5M)



NET YARD AREA
OF 1.45 ACRES

SCHEDULE OF ACCOMMODATION

FLOOR	SIZE (SQ FT)	SIZE (SQ M)
Warehouse	21,426	1,990.51
Mill Building	1,449	134.65
TOTAL	22,875	2,125.16

Location

Green Lane Trading Estate is located in Clifton, 2.2 miles north of York City Centre with easy access to the A1237 York Outer Ring Road.

TRAVEL TIMES BY CAR

A1237 York Outer Ring Rd

4 minutes (1.5 miles)

A19

4 minutes (1.5 miles)

York City Centre

13 minutes (2.2 miles)

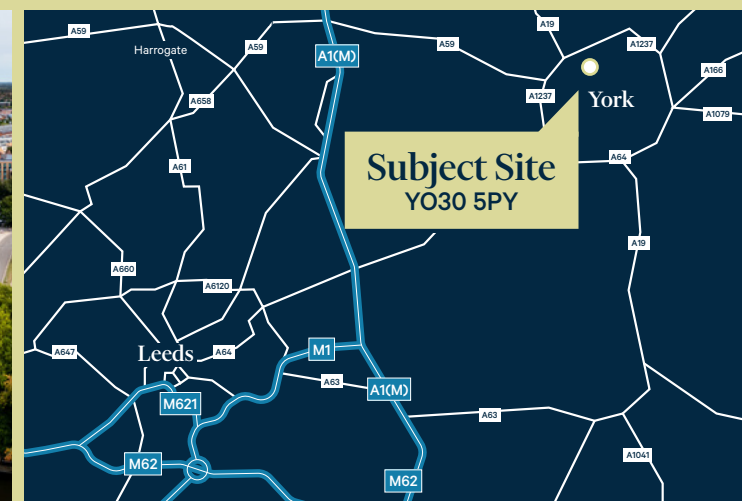
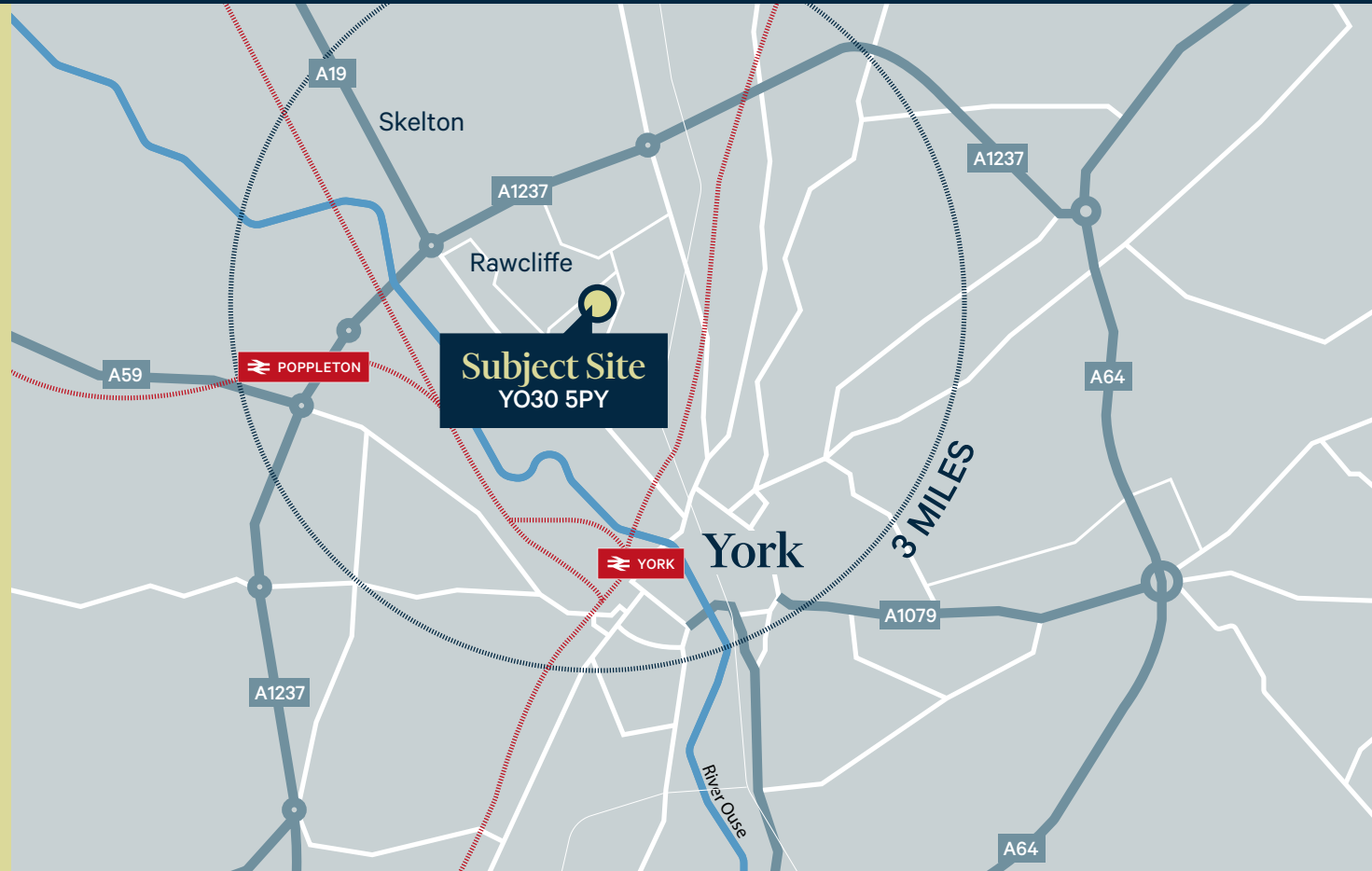
A59

7 minutes (2.7 miles)

A64

13 minutes (6.6 miles)

A location within one of the UK's most resilient and forward-looking economies, York is a well established economic hub with a population **OVER 210,000**, supported by a wider regional catchment exceeding **1 MILLION**.



WAREHOUSE WITH LARGE SECURE YARD PROVISION
GREEN LANE TRADING ESTATE, CLIFTON, YORK, YO30 5PY

Description

Location

Further Information



EPC

The property has an EPC rating of D (84).

RENT

On application.

BUSINESS RATES

Rateable Value 23/24:
£114,000.

TERMS

Terms are to be agreed.

Contact

Viewing is strictly by prior appointment, please contact:

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