



Units 17 & 18 Shires Bridge Business Park

Easingwold, York, YO61 3EQ

**Modern High Quality Light
Industrial / Trade Counter
Unit within Prominent and
Accessible Business Park on
A19**

4,030 sq ft
(374.40 sq m)

- Individual Frontage
- External car parking / service area
- 6m eaves capable of incorporating mezzanine level
- High speed fibre optic broadband to site (up to 100Mb)
- 3 phase power supply

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Summary

| | |
|-----------------------|---|
| Available Size | 4,030 sq ft |
| Rent | £36,000 per annum |
| Price | £475,000 |
| Business Rates | The unit has not yet been separately accessed but it is anticipated the Ratable Value will be in the order of approximately £23,520 pa. A prospective tenant must rely on their own investigations with the local authority rating department |
| Service Charge | There will be an annual contribution to site maintenance costs, currently set at circa £800 plus VAT, reviewable annually. |
| VAT | All prices quoted are exclusive of VAT. |
| Legal Fees | Each party will be responsible for their own legal costs incurred in this transaction. |
| EPC Rating | Upon enquiry |

Location

The property is located on the south side of Easingwold, situated on the A19 approximately midway between York and Thirsk. Shires Bridge Business Park is an established business park development for Easingwold and occupies an excellent and very prominent edge of town position with immediate access to the busy A19.

Description

Units 17 & 18 comprise a high quality, modern industrial/warehouse business unit of steel portal frame construction with low brick/blockwork walls with insulated metal clad elevations above, having an eaves height of approximately 20 feet (6.0 m); there are two electric roller shutter doors for loading access and 11-12 parking spaces.

Internally, the premises have fluorescent lighting and, within Unit 18, there is an office section on ground & mezzanine floors also providing an entrance/reception office, staff restroom/tea-point and men's and women's/disabled toilets.

Accommodation

The accommodation comprises the following areas:

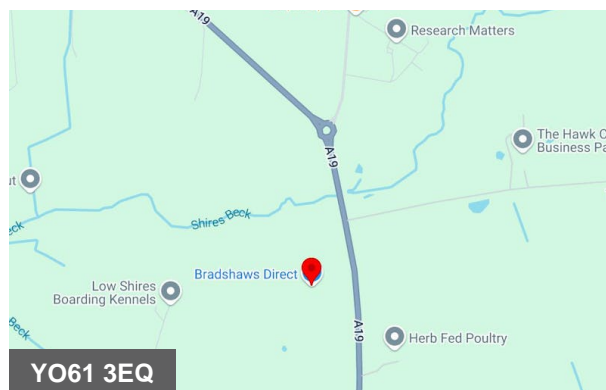
| Name | sq ft | sq m |
|---------------------|--------------|---------------|
| Ground | 3,260 | 302.86 |
| Mezzanine - Offices | 770 | 71.54 |
| Total | 4,030 | 374.40 |

Services

Mains water and three phase electricity are provided to the unit. Foul drainage to be served via a private supply within the business park. The agents have not tested services; the ingoing tenant is required to satisfy themselves in respect of availability and condition of the service provision to the subject property.

Terms

The unit is available by way of assignment of the long leasehold interest at a premium of £475,000 or alternatively by way of a new full repairing & insuring sub-lease for a term of years to be agreed at an initial rent of £36,000 per annum exclusive.



Viewing & Further Information



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