



Unit 4 Marrtree Business Park

York, YO30 4AB

NEW BUILD INDUSTRIAL/ WAREHOUSE/ TRADE COUNTER UNIT TO LET

4,027 sq ft
(374.12 sq m)

- Available immediately
- Excellent yard
- Strong industrial location
- 6m eaves height to haunch
- Small office/ reception area



Unit 4 Marrtree Business Park, York, YO30 4AB

Summary

Available Size	4,027 sq ft
Rent	Rent on application
Business Rates	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	A (17)

Location

Marrtree Business Park is located on the popular Clifton Moor Industrial Estate and immediately adjacent to Clifton Moor Retail Park.

The scheme occupies a corner plot on Stirling Road which has excellent visibility and great accessibility to the A1237 approximately 0.1 miles to the East which connects to the A64, while junction 47 of the A1(M) is approximately 12 miles to the West.

York City Centre is approximately 3.3 miles to the South, while Harrogate is 23 miles to the West and Leeds approximately 25.6 miles to the South West.

Description

The scheme comprises a terrace development of five business units finished to the highest specification. The scheme provides flexible space from 4,027 sq ft (374 sq m) up to a total of 26,476 sq ft (2,460 sq m) if combined.

The unit benefits from the following specification:

- Ready for occupation - available now!
- 6m eaves height to haunch
- Electrically operated sectional overhead door
- Car parking
- EV charging
- Yard and turning circle
- Office, reception and WCs
- Landscaped surrounds

Accommodation

The accommodation comprises the following areas:

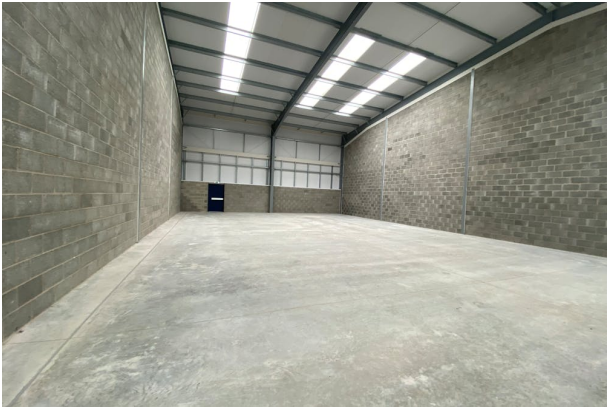
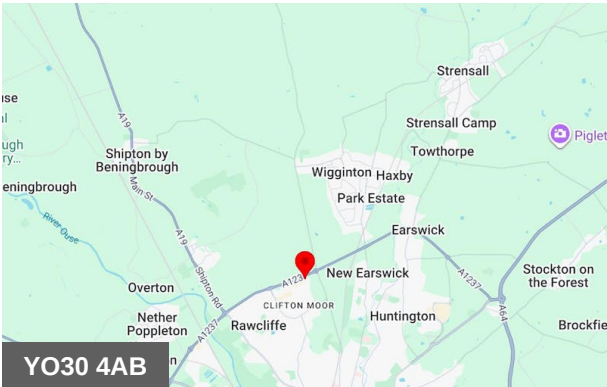
Name	sq ft	sq m	Availability
Unit - Warehouse	4,027	374.12	Available
Total	4,027	374.12	

Terms

The unit is available on a Full Repairing and Insuring lease for a term of years to be agreed.

Viewings

Strictly by appointment only, please contact the agent direct.



Viewing & Further Information



Miles Lawrence
01904 217 941 | 07711868 336
MilesLawrence@cartertowler.co.uk



Hannah Brumpton
07534 126 236
hannahbrumpton@cartertowler.co.uk



Hazel Cooper
0113 245 1447
hazelcooper@cartertowler.co.uk