

# OFFICE/TRAINING/STORAGE PREMISES

OSBALDWICK INDUSTRIAL ESTATE  
YORK YO19 5UP



## Small Business Units

- Suitable for office, workshop and storage use
- Alternative use potential within planning E class
- Garage/Store also available
- Secure site
- Established York business location
- Quick access to main roads

## TO LET

### IMPORTANT NOTICE

McBeath Property Consultancy Ltd, their clients and any joint agents give notice that:

They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and McBeath Property Consultancy Ltd have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

## LOCATION

The property is situated on the Osbaldwick Industrial Estate, to the east of York City Centre. The A1079 arterial road is a short distance away, providing quick access to the A64 by pass and the rest of the City, including the nearby University of York and Science City York.

There are local amenities within walking distance including the excellent Park&Ride bus service.

York continues to be a thriving city with a range of established and new industries. It is one of the UKs most sought after places to live with an excellent quality of life.

The East Coast and Trans-Pennine rail links ensure that the rest of the country can be easily reached including London which is less than 2 hours rail journey.

Osbaldwick Industrial Estate is one of the most established and best located business areas in the city.

## DESCRIPTION

The main property comprises a two storey purpose built office/training facility to the front of the site that connects at the rear to 3 steel portal framed industrial units, two of which have mezzanine office/training rooms.

Internally the main office building is laid out to provide a reception area leading to individual and open plan rooms over both floors. There is an excellent fitted canteen kitchen at first floor level.

There is a secure rear loading yard. To the front there are secure parking areas.

The site is fenced and gated with 2 points of access.

Subject to availability, we can offer a range of business units.

## FLOOR AREAS (approximate only)

Ground Floor Workshop/Store unit	89.13 sq m (959 sq ft)
First Floor Office	89.13 sq m (959 sq ft)
Ground Floor Reception office	38.66 sq m (416 sq ft)
First Floor Office	32.34 sq m (348 sq ft)

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**SERVICES**

The property is connected for mains services including gas, electric, water and drainage are available to the property.

**LEASES**

The units will be made available on new leases for a period and on terms to be agreed.

**RATEABLE VALUES**

Interested parties must make their own enquiries in this regard.

Rateable values are subject to the uniform business rate in the £ to determine the rates payable.

**ASKING RENTS**

On application.

Consideration will be given to providing all inclusive rentals (excluding rates if applicable).

**VAT**

Interested parties should make their own enquiries regarding the implementation of VAT.

**VIEWING ARRANGEMENTS**

Strictly by prior appointment with the Agents on [andrew@mcbeathproperty.co.uk](mailto:andrew@mcbeathproperty.co.uk)  
07725 416002 or 01904 692929

Subject to contract and without prejudice 011022230323

**MCBEATH PROPERTY CONSULTANCY LIMITED**

CHARTERED SURVEYORS, AGENTS, VALUERS, DEVELOPMENT CONSULTANTS  
PROPERTY AND LAND SALES, LETTINGS, ACQUISITIONS, APPRAISALS, RENT REVIEWS

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TEL 01904 692 929 FAX 01904 690 488 WEB [mcbeathproperty.co.uk](http://mcbeathproperty.co.uk)

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