

**INDUSTRIAL PREMISES – FOR LEASE**

**McBeath**  
Property Consultancy

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mcbeathproperty.co.uk

**LONGBRIDGE FARM  
EASINGWOLD YO61 3ET  
NORTH YORKSHIRE**



**Good quality building in prominent position**

- **Workshop and store with office, kitchen and WC**
- **Large parking and yard area**
- **Motor use consent (incl MOTs)**
- **Situated to the front of the estate**
- **Good access to main roads**
- **Secure site**

**TO LET**

**On a new lease**

**McBeath Property Consultancy Limited.**

Chartered Surveyors, Agents, Valuers, Development Consultants. Property and Land Sales, Lettings, Acquisitions, Appraisals, Rent Reviews.

2 Clifton Moor Business Village, James Nicolson Link, York, YO30 4XG. Registered in England no. 5419610

## **LOCATION**

The property is situated on Longbridge Business Park on Stillington Road on the outskirts of Easingwold. The Estate is situated adjacent to Easingwold Business Park and the area generally is now established as an employment location for the town.

Easingwold is a thriving market town with an affluent catchment. The town is only 9 miles north of York and has excellent road links. The town is adjacent to the A19 offering excellent connection to the A1 and the North-East.

## **DESCRIPTION**

The property comprises a steel portal framed industrial building clad with double skin insulated metal cladding.

Internally the property is laid out to provide open plan workspace and storage. There is a concrete floor and roller shutter loading door. There is suspended fluorescent lighting.

The building has a fitted kitchen, reception and office and a WC.

The property lends itself to a variety of business uses and has the specific benefit of being suitable for motor related uses including MOT centre.

The property is connected for electricity (including 3-phase), water and drainage.

Externally, the property has a large concrete surfaced parking and loading area. The site is secured by an entrance barrier and CCTV. Additional site facilities include a weighbridge.

## **FLOOR AREA**

The property has an approximate gross internal floor area of

385.69 sq m (4150 sq ft)

## **LEASE**

The property can be made available on a new full repairing and insuring lease, on terms to be negotiated.

## **RENTAL**

£32,500 per annum.

## **VAT**

The rental will be subject to VAT at the applicable rate

## **RATES**

Interested parties should make their own enquiries with Hambleton District Council regarding rates.

## **EPC**

An EPC will be made available when requested if and as appropriate.



Photo taken prior to previous lease

A19 north to A19 North

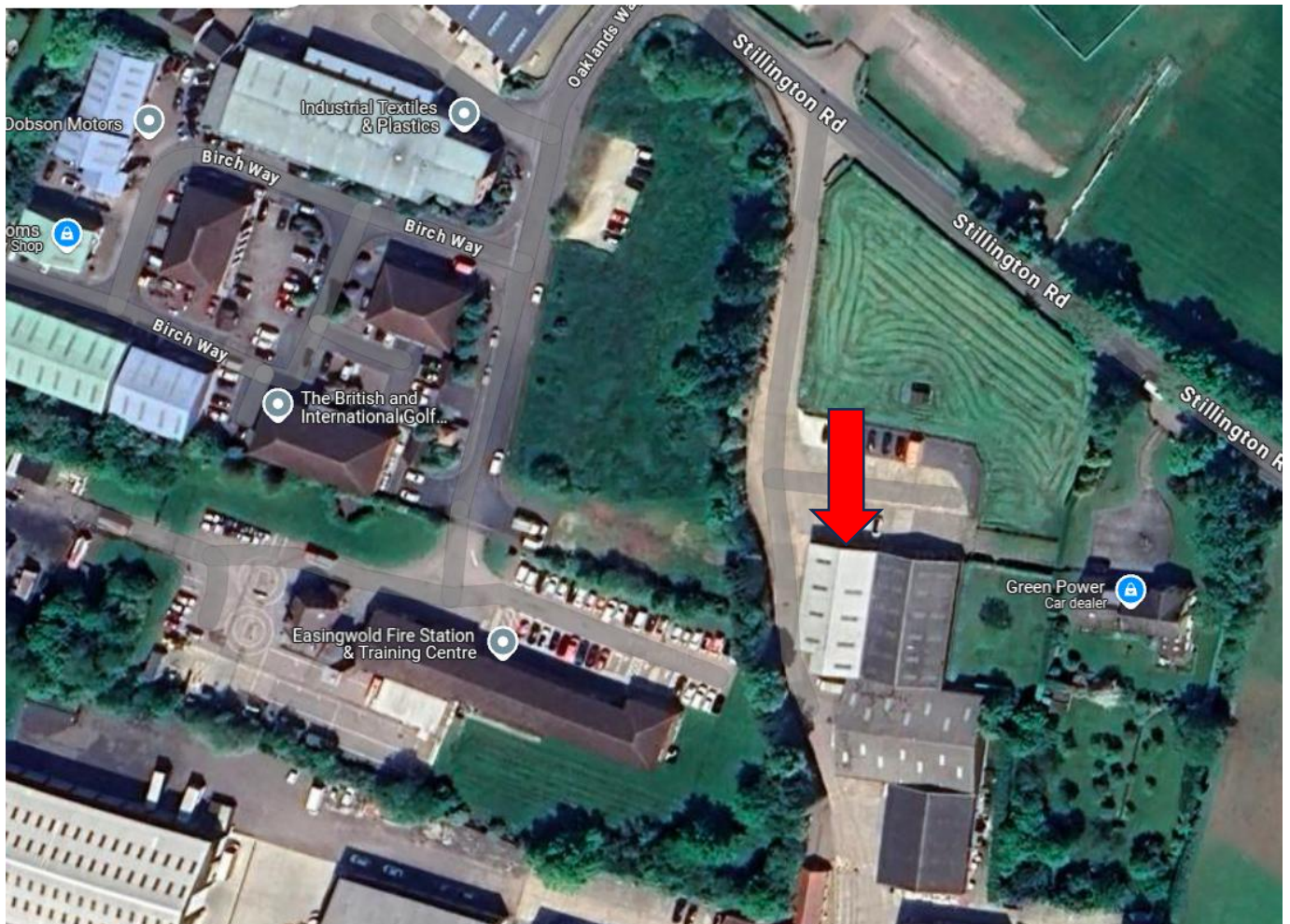


A19 south to York

A19 South

The Property

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