

INDUSTRIAL / WAREHOUSE UNIT

McBeath
Property Consultancy

01904 692929
mcbeathproperty.co.uk

FOR SALE



**UNIT B7B, ROXBY PARK INDUSTRIAL ESTATE,
YORK ROAD, EASINGWOLD, YO61 3EF**

- ✓ **4,750 SQ.FT (441.18 SQ.M) OPEN PLAN UNIT.**
- ✓ **ESTABLISHED INDUSTRIAL ESTATE**
- ✓ **ATTRACTIVE NORTH YORKSHIRE MARKET TOWN**
- ✓ **RARE INDUSTRIAL FREEHOLD OPPORTUNITY**
- ✓ **SHARED YARD WITH PARKING**

McBeath Property Consultancy Ltd.

Chartered Surveyors, Agents, Valuers, Development Consultants, Property & Land Sales, Lettings, Acquisitions, Rent Reviews, Property Management.

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

LOCATION

The property is situated on Roxby Park Industrial Estate on York Road on the outskirts of Easingwold. The Estate is situated with access directly from York Road which provides quick connections to the A19. 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 unit comprises a semi detached warehouse unit of steel portal framed construction and is clad with cavity brick and profiled cladding with an even pitched roof which has polyurethane foam insulation. The unit benefits from an eaves height of 5.5m.

Internally the unit provides an open plan workshop/warehouse space with a small glazed reception/office, kitchenette and WC. The unit benefits from a concrete slab floor and overhead halogen lighting units.

Access is via a pedestrian door and a single large electric roller shutter to the inside of which are internal removable security bollards. Externally, the unit benefits from a substantial shared, concrete-laid loading yard. The Estate benefits from 2 points of access to/from York Road.

ACCOMMODATION

The units have been measured in accordance with the RICS Code of Measuring Practice and has a Gross Internal Area of **4,750 sq.ft (441.18 sq.m)**.

PRICE

We are seeking offers in the region of **£495,000** for the freehold interest in the property.

RATES

We understand the unit has a Rateable Value of £19,750.

Interested parties are advised to check with the Local Rating Authority for confirmation of the rates payable.

ENERGY PERFORMANCE CERTIFICATE

Awaiting reassessment.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

Subject to Contract - May 26

VAT

All prices and rentals quoted are subject to VAT.

VIEWING

Viewings are strictly by prior appointment with the sole agents McBeath Property Consultancy.

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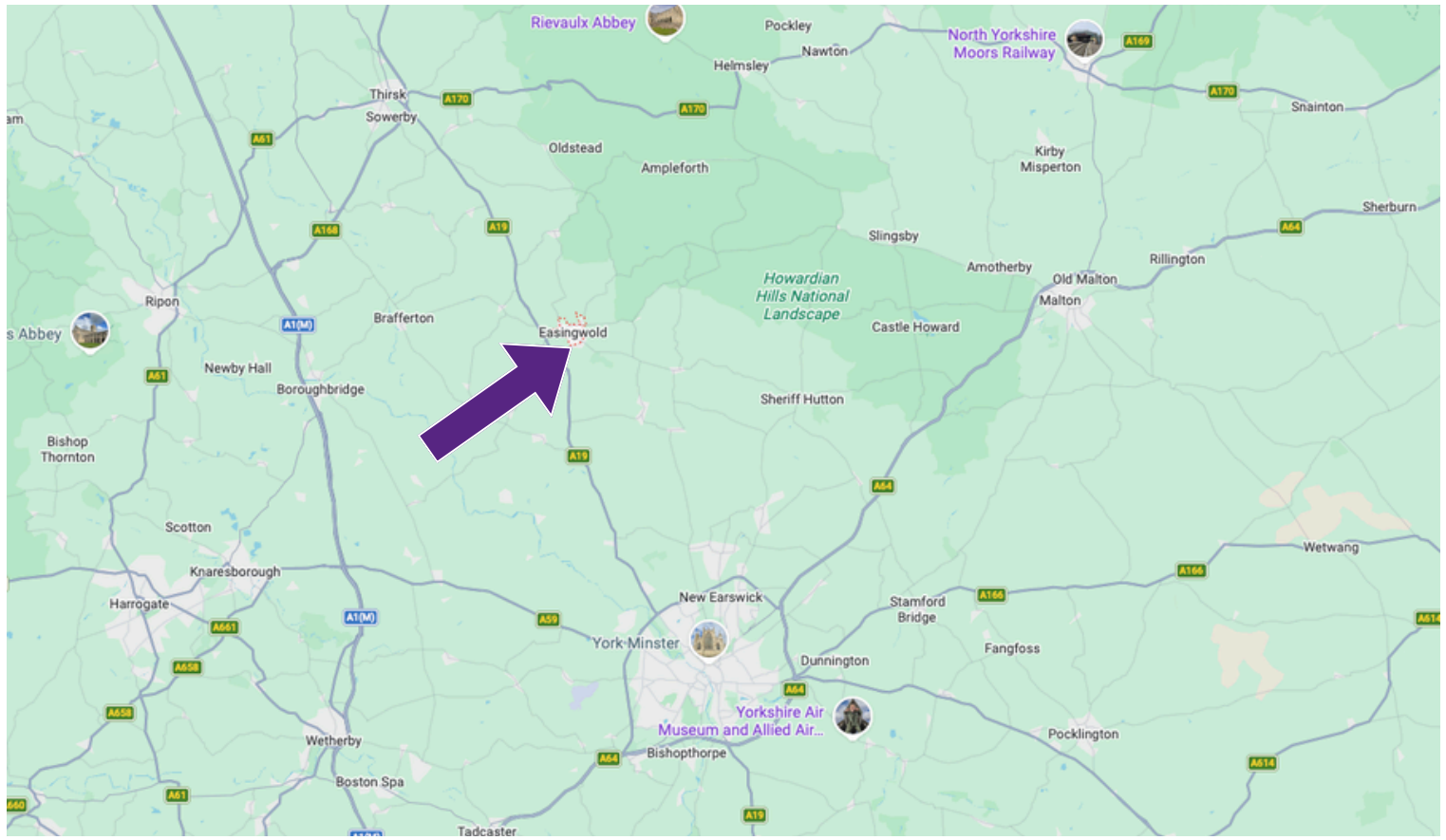


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