

FOR SALE / TO LET



UNIT 9 SHIRES BRIDGE BUSINESS PARK

EASINGWOLD YO61 3EQ



Modern high quality detached light industrial /trade counter unit within prominent & succesful new business park community immediatly of the A19 midway between York & Thirsk

4,621 sq ft (429.30 sq m) Gross Internal

- Individual Frontage
- Extensive Service Yard & Allocated Parking Area to Service the Building.
- 6M Eaves incorporating high quality office space, staff welfare area & further storage.
- High Speed Fibre Optic Broadband to site (up to 100Mb)
- 3 Phase Power Supply
- Building designed to allow for future sub-division & third party income options



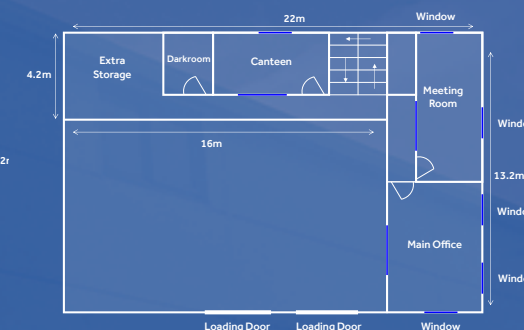
ACCOMMODATION

Approximate gross internal

Floor	sq m	sq ft
Ground	304.11	3,272
First (Mezzanine offices)	125.40	1,349
TOTAL	429.51	4,621



Ground floor



First Floor (Mezzanine offices)

DESCRIPTION

The subject premises comprise a detached industrial unit with extensive forecourt yard and allocated car parking set to a total site area which we calculate to extend to approximately 0.062 Hectares (0.15 Acres).

Constructed in 2016 the premises have been designed as 2 semi-detached industrial unit which have been in sole occupation since completion of the construction comprising a steel portal framed structure over clad in profile insulated cladding, surmounted by an even pitched roof of similar material incorporating translucent roof lights, with low level brickwork outer and blockwork inner wall detailing. Access to the premises is via 2 electrically operated roller shutter doors or via 2

pedestrian doors which leads through to an open plan warehouse with solid concrete and screed finish floors.

Internally the property has been fitted to provide for high bay racking and a mezzanine floor with lighting by way of modern LED fittings and male and female WC facilities having been installed to the left hand side of the property. A return flight open tread steel staircase provides access to the first floor/mezzanine accommodation which provides for high quality offices, with a carpet covered floor, plastered and decorated wall and ceiling surfaces and heating by way of wall mounted electric convector heaters. The mezzanine provides for a series of offices and meeting rooms and staffroom/kitchen.

Externally the premises from an extensive forecourt yard which is concrete surfaced, together with allocated tarmac surfaced parking spaces for 12 cars, with the premises surrounded by part landscaped grounds which are mainly laid to lawn.

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.

USE

B1, B2 & B8 permitted

BUSINESS RATES

The unit has a rateable value of £22,000

TENURE

Long leasehold 999 years from December 2016

VAT

The property is elected for VAT which will be payable on the premium & rent.

PREMIUM

Offers are sought in excess of £600,000 with full vacant possession.

RENTAL

The premises are also available to let by way of a new full repairing & insuring lease for a term of years to be agreed at an initial rent of £43,500 pa.

ESTATE MAINTENANCE COSTS

There will be an annual contribution to site maintenance costs, currently set at circa £400 plus VAT, reviewable annually.

EPC

70 C A full Copy of the Energy Performance Certificate is available upon request.



LOCATION

The subject premises form an integral part of the well established Shires Bridge Business Park which is itself located to the Western side of the A19 – York Road, main trunk road linking York to the South, Thirsk to the North East.

Easingwold town centre is located approximately 1 mile distant to the North East and the City of York is located approximately 13 miles to the South.

FURTHER INFORMATION / VIEWING :



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