



8 HARRIER COURT
AIRFIELD INDUSTRIAL ESTATE
ELVINGTON YORK YO41 4EA

A modern light industrial/warehouse unit of approx. 5,743 sq.ft. (533.52 sq.m.) gross internal area at ground level. Subdivision has created 2 interconnecting units, each with a reception facility and one having offices and staff facilities plus open stairs to a mezzanine office suite of approx. 1,778 sq.ft. (165.17 sq.m.). The reception facilities exist to both the Halifax Way, being the main route into the Airfield Estate, and the Harrier Court frontages. The latter being a popular cul-de-sac development of industrial units. Elvington continues to remain an important location being home to both large and smaller businesses. It offers easy access to the A1079, and therefore to the City's outer ring road (A64) and the City Centre (via Hull Road/Lawrence Street).

UNIT TO LET

7,449 SQ.FT. (692.01 SQ.M.)

RENTAL REGION:

£54,950 P.A. (EXCL.)

ACCOMMODATION

Whilst the original unit's ground floorspace remains at approx. 5,743 sq.ft., the Unit is now much larger being split below the ridge line into two sections. With the subsequent addition of a mezzanine floor in the right hand section, overall floorspace now totals approximately 7,449 sq.ft. (692.01sq.m.). When viewed from Harrier Court, and using approx. gross internal areas, results are as follows:-

On the left hand side:-

Reception Office/W.C. :	246 sq.ft. (22.85 sq.m.)
Workshop/Warehouse:	2,594 sq.ft. (240.98 sq.m.)
Sub-total:	2,840 sq.ft. (263.83 sq.m.)
<i>(N.B. the flat roof above Reception provides open storage of 469 sq.ft. (43.57 sq.m.)</i>	

and on the right.....

Reception Office (Halifax Way), Offices, Stores, Staff facilities .:	1,412 sq.ft. (131.17 sq.m.)
Workshop/Warehouse:	1,419 sq.ft. (131.82 sq.m.)
Mezzanine Level Office Suite:	1,778 sq.ft. (165.17 sq.m.)
Sub-total:	4,609 sq.ft. (428.17 sq.m.)

Outside

In addition to pedestrian access from Halifax Way to one of the Receptions, there is a footway along one side of the unit to Harrier Court at the rear, being the main vehicular access to the unit. At the rear there is a further Reception Office, 2 workshop/warehouse entrance doors and in the service yard are 9 marked car parking spaces .

BUSINESS RATES

Rateable Value: £51,000 (1st April 2026 Valuation List). The property's Rateable Value can be checked by using www.gov.uk/find-business-rates and the annual business rate liability for the current financial year (2026/2027) can be checked by contacting City of York Council using **T:** 01904 551140 **or E:** business.rates@york.gov.uk

LEASE DETAILS

The property is to let on a new Lease (minimum term - 3 years) with the Tenant having responsibility for repair and maintenance of the property. In addition, the Tenant will be responsible for reimbursement of the annual Building Insurance premium paid each year by Landlord. Each Party will be responsible for its own legal fees incurred in completion of the Lease and Counterpart.

ENERGY PERFORMANCE CERTIFICATE

The E.P.C. (No. 0792-0793-3130-3100-3103 is valid until the 7th January 2029. It shows an Energy Rating of 'C' and a score of 74.

INSPECTION APPOINTMENTS

Inspections of the property are available (from 08.00 hrs. (weekdays)) by prior appointment. They can be arranged by 'phone **T:** 01904 679733 or e-mail using **E:** enquiries@blacksproperty.com

PHOTOGRAPHS - GROUND FLOOR



Reception – Halifax Way entrance



Reception – Harrier Court entrance

PHOTOGRAPHS - WORKSHOP/WAREHOUSE AREAS



PHOTOGRAPHS - INTERIOR



Right hand unit - Ground Floor - Staff refreshment facilities



Right hand unit - Mezzanine level - General Office

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