



**To Let**  
**Millfield Lane**  
**Poppleton**  
**York**  
**YO26 6PB**

**Warehouses and Distribution**

3,920 sq m    42,180 sq ft

Warehousing and Distribution facility with offices  
Location convenient for Northern Ring Road  
Tailgate loading  
24 Loading bays  
Large secure yard area

## Location

Millfield Lane is on the North side of York, just off the outer ring road and close to York Business Park. The situation is convenient for access to the A59, A19 and A1(M).

The property was designed as a warehouse and distribution facility. It includes 2 warehouses, workshop and offices , within a secure site of just over 3 acres. There is a large yard area associated with the unit and separate car parking for staff.

The warehouses were designed for tailgate loading and have a total of 24 loading bays.

The office space is on two floors and incorporates generous staff welfare facilities.

The workshop was purpose built as a maintenance unit for HGVs and includes an inspection pit.

The buildings can be refurbished to meet specific requirements and consideration will be given to letting part.

## Accommodation

Warehouse	3,073 sq m	33,065 sq ft
Offices	388 sq m	4,174 sq ft
Workshop	363 sq m	3,905 sq ft

**Total including ancillary areas**      **3,920 sq m**                      **42,179 sq ft**

## Services

The warehouse and offices are heated. There is a sprinkler system serving the warehouse area, which would need recommissioning.

## Lease

A new lease is available for a term of 10 years, with a rent review in the fifth year.

## Rent

Details provided on request

## EPC

The building has an EPC rating of D

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/3060-4691-6078-4075-3012>

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/6091-9723-0777-7505-9710>

## Viewing

By appointment with Briggs Burley  
Contact John Burley 07949 154881  
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