





1-3 Airfield Industrial Estate, Seaton Ross, York,
YO42 4NF

 Industrial / Warehouse
 3,469.8 sq m (37,348 sq ft)

To Let



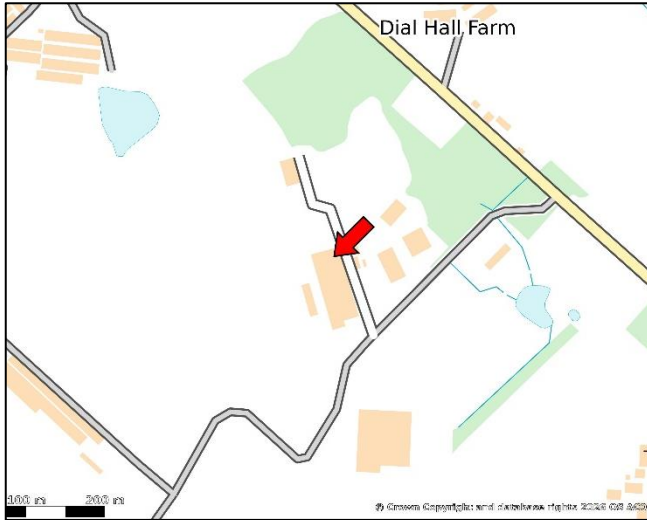
PPH

 01904 276017
 pph-commercial.co.uk

Location

The subject property is located on the Airfield Industrial Estate, Seaton Ross, which is located approximately 6.6 miles south of Pocklington, 9.3 miles west of Market Weighton via the A1079, approximately 15.6 miles southeast of York and 14 miles northeast of Selby. The A1079 is located approximately 4.8 miles northeast of Seaton Ross.

Nearby occupiers include TMD Friction Ltd, NRH Engineering Ltd, Rolawn Ltd and Hallstone Developments Ltd.



Description

The subject premises comprise of a single-storey warehouse unit which is of a steel portal frame construction with a concrete floor. The cladding is a mixture of steel and blockwork to the elevations and a mixture of steel and fibre cement cladding to the roof. The roof benefits from translucent roof lights.

The warehouse benefits from 7 roller shutter loading doors, of which 2 are electric insulated doors with the remaining doors being manually operated. Lighting in the warehouse is provided by suspended LED strip lights.

The warehouse has 3 phase electric supply providing 100 KVA to the unit.

The warehouse has been constructed so that it could be split into 3 separate units, which are interconnected by internal roller shutter doors. Each unit also benefits from having a separate electricity meter.

The warehouse has an eaves height of 5.77 metres and 4.74 metres to underside of haunch.

To the front of the property the warehouse provides office space, which provides a number of private offices, board/meeting room and kitchen and WC's. The offices are carpeted and benefit from wall mounted radiators. Lighting is provided by way of surface mounted LED lights.

Heating to the offices is provided by way of an oil central heating system and drainage is provided by way of a septic tank.

Externally, the warehouse benefits from parking spaces to the front of the property and yard unloading areas to the side and rear of the unit. The site is gated from the access road on the estate.

Accommodation

The accommodation has been measured on a Gross Internal Area basis. In accordance with the RICS Code of Measuring Practice and briefly comprises:

	Sq m	Sq ft
Warehouse Accommodation	3,348.17	36,039
Office	121.63	1,309
Total Accommodation	3,469.8	37,348

Terms

The property is available to let on a new full repairing and insuring lease on the following terms and conditions.

Rent

The unit is available at an asking rent of £112,500 per annum exclusive. VAT and all other outgoings are payable quarterly in advance by Standing Order.

Lease Term

The property is available for a term of years to be agreed, on a full repairing and insuring basis.

VAT

The property is registered for VAT, and therefore all payments made to the Landlord will be subject to VAT on the prevailing rate.

Business Rates

The Tenant will be responsible for the payment of Business Rates. Enquiries with the Local Authority reveal that the property currently attracts a Rateable Value of £56,500 per annum. Interested parties are advised to confirm the accuracy of the above figures by contacting the Local Authority directly and also to ascertain whether transitional relief is applicable to the property if the Rateable Value is under appeal.

EPC

A copy of the Certificate and Recommendation Report is available on request.

C62



Matthew Tootell

✉ matthew.tootell@pph-commercial.co.uk

☎ 07525 237 325

File Ref: 18259