



UNITS B8/B9/B10 ELVINGTON INDUSTRIAL ESTATE ELVINGTON YORK YO41 4AR

Modern industrial unit of approx. 16,987sq.ft. (1,578.09sq.m.) G.I.A. with a personal door to the ground floor office content (comprising entrance lobby, male/female w.c.'s, reception, general office and kitchen facility) of just over 8%. In addition, there is a boarded light storage area above. The unit has a concrete and macadam surfaced apron along its frontage and 3 up/over access doors. Internally there is a blockwork lining to just over 7ft. (2.13m) approx. Offices have electric heaters.

**TO LET WITH A NEW LEASE AVAILABLE
RENT: £110,000 P.A. (EXCL.)**

APPROXIMATE DIMENSIONS

Workshop (Gross Internal Area):	15,595 sq.ft.	(1,448.77 sq.m.)
Ground Floor Offices (Gross Internal Area):	1,392 sq.ft.	(129.31 sq.m.)
Total:	16,987 sq.ft.	(1,578.09 sq.m.)

N.B. For light storage, the area above the office element is a further 1,336 sq.ft. (124.11sq.m.) approx.

BUSINESS RATES

Using www.tax.service.gov.uk/business-rates-find/search the property's Rateable Value which forms the basis for assessment of business rates can be confirmed. When these details were prepared, an inspection revealed a Rateable Value of £102,000 (Workshop and Premises). For business rates payable, contact City of York Council's Business Rates Section using [E: business.rates@york.gov.uk](mailto:business.rates@york.gov.uk) or [T: 01904 551140](tel:01904551140).

LEASE DETAILS

The property is available to let on a new Lease with the Tenant responsible for the repair and maintenance, together with repayment of the annual building insurance premium paid by the Landlord under a normal Landlord's policy. In connection with the preparation of the Lease and Counterpart Lease in the matter, each Party will be responsible for its own legal costs.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate (No. 1802-0107-4654-9754-6898) for the unit shows an energy rating of 'B' (46) and is valid until 23rd July 2036. A copy is available on request.



INTERNAL PHOTOGRAPHS



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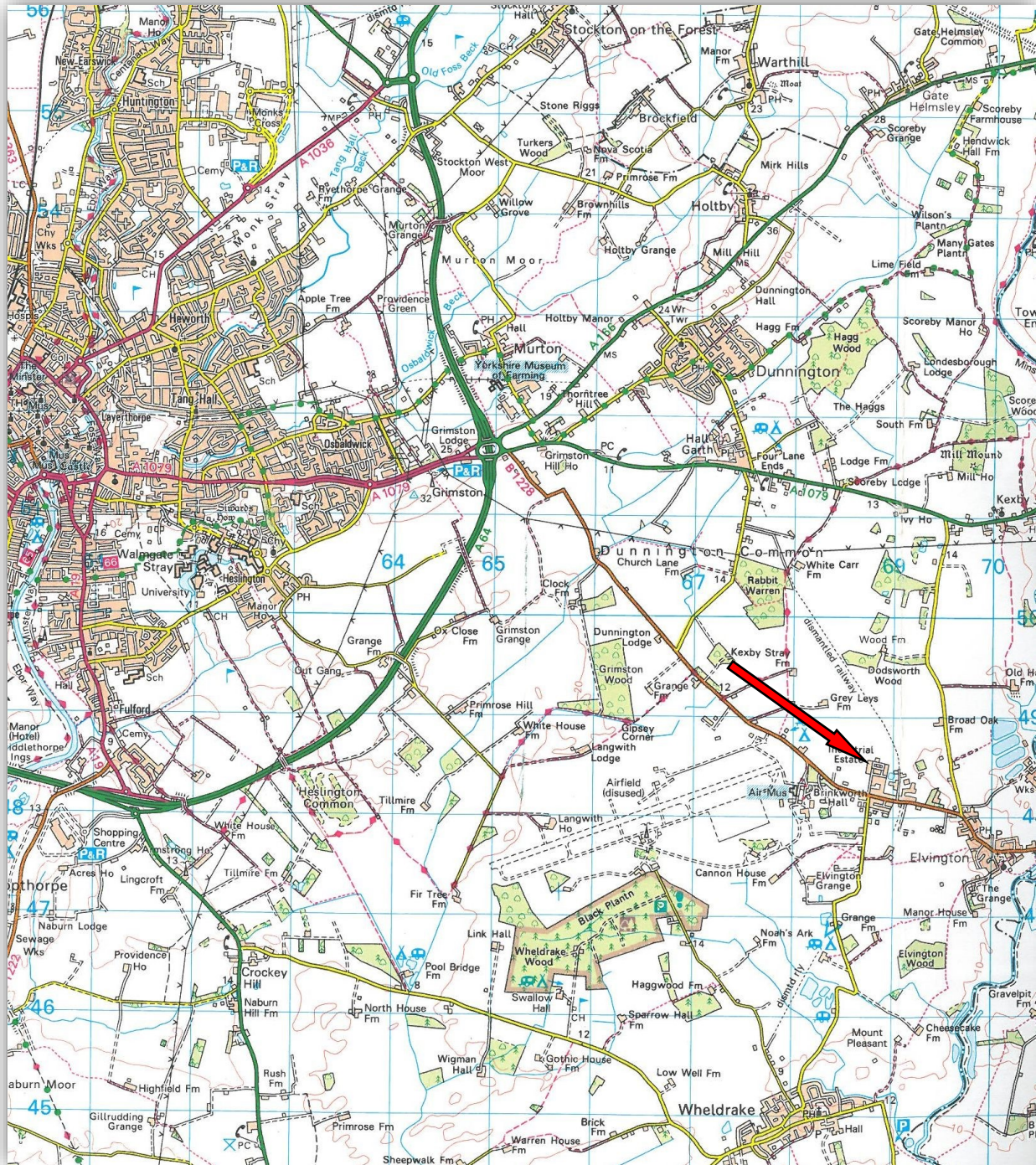


General office (with access from Reception)



Kitchen/Staffroom

LOCATION PLAN



IMPORTANT NOTICE

These particulars are provided subject to the following terms:- 1. They are for general guidance only and do not constitute the whole or any part of an offer or contract. 2. No Employee of Blacks Property Consultants Ltd has any authority to make or give any representation or warranty or enter into any contract. 3. Dimensions are approximate only and descriptions are given without responsibility on the part of the Agents, the Vendors or Lessors. 4. Reference to any equipment including services, installations, machinery, etc., does not constitute a representation of adequacy, efficiency or condition. 5. All references to price or rent exclude V.A.T. which may apply and any offer made or received will be deemed to be exclusive of V.A.T. 6. Dimensions, rating assessments, business rate liability or liability for levies, the occupancy of the subject or neighbouring properties, may from time to time change. 7. Personal inspection and the taking of independent professional advice is essential before entering into a contract. 8. We strongly suggest that the availability of this property or others should be checked before travelling to view.

Details Prepared 25/08/2026