



INDUSTRIAL UNIT TO LET (UNIT 3)

Ouseburn | York | North Yorkshire | YO26 9TT

Moor Farm comprises numerous industrial units suitable for a range of purposes within easy commute of the A1, A19 and the city of York, whilst also being located in a secure, secluded location.

Unit 3 is available to let immediately.

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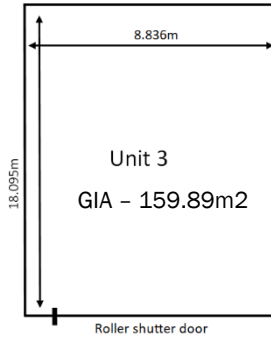
DESCRIPTION

Moor Lane Industrial Units are located in a secluded and secure location whilst being easily accessible. The units are located within a farm yard setting with other businesses operating successfully for many years from the site including a car garage, tyre centre and industrial users.

The unit would be well suited to a business which does not require a "shop front" location.

ACCOMMODATION

The available unit comprises traditional steel portal framed building with a concrete floor, 3 phase electricity, welfare facilities, roller shutter door leading to a large yard area shared car parking. The unit comprises as follows:



Energy Performance Certificate

Unit 3 has an EPC rating of C '74' following an assessment in January 2023.

BUSINESS RATES

Should business rates become payable these will be the responsibility of each Tenant. The unit may benefit from Small Business Rates Relief which may reduce the rates payable.

SERVICES

Mains 3 phase electricity is connected to the unit with water provided by a borehole. We have not carried out tests on any of the services or appliances and interested parties should arrange their own tests to ensure these are in working order.

LEGAL COSTS

Each party will bear their own legal costs in the production of each lease.

TERMS

The unit is available by way of new effective full repairing and insuring lease on terms to be agreed.

VIEWING

All viewings of the units are to be accompanied, please contact the letting agents to arrange.

AGENTS DETAILS

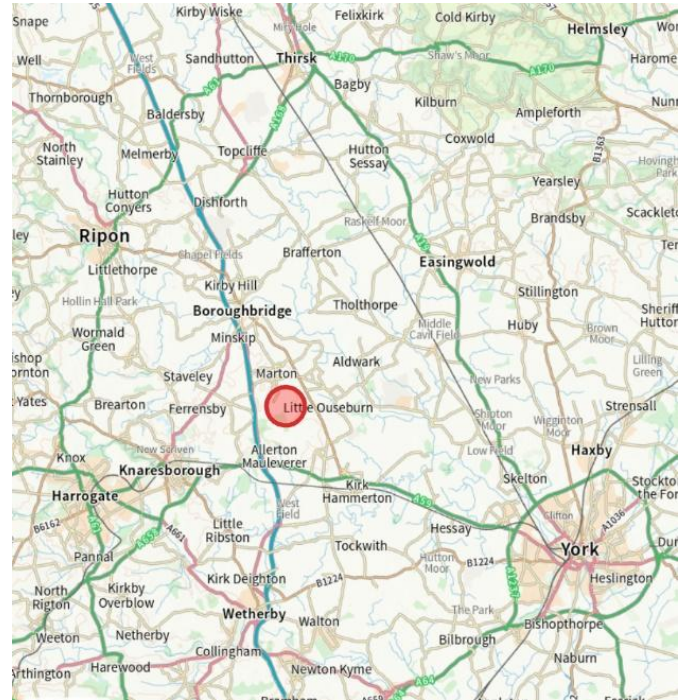
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LOCATION PLAN



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