

TO LET

**UNIT 1 HUDSON COURT
YORK BUSINESS PARK
YORK
YO26 6RB**

Superb Warehouse with Private Yard



12,035 sq ft (1,118 sq m) approximately

**CONVENIENTLY SITUATED FOR ACCESS TO THE
YORK OUTER RING ROAD (A1237) AND A64**

DESCRIPTION

The property comprises a modern detached warehouse/industrial unit that will undergo an extensive refurbishment benefitting from the following:

- Private Yard
- Dedicated parking
- Three phase electrical supply
- 6.25 m to underside of haunches
- Mezzanine storage
- Office & WC facilities
- Sectional up and over goods door

LOCATION

Situated approximately 3 miles to the North West of the city centre York Business Park provides access to the Outer Ring Road, A64 and regional motorway network, York city centre and national rail lines.

York Business Park is a well established location for many businesses, in addition to offices and warehouse/industrial accommodation, other uses include restaurants, a hotel, health & fitness centre, petrol filling station and convenience store.

The unit is located on Hudson Way which links to the main estate road, Great North Way.

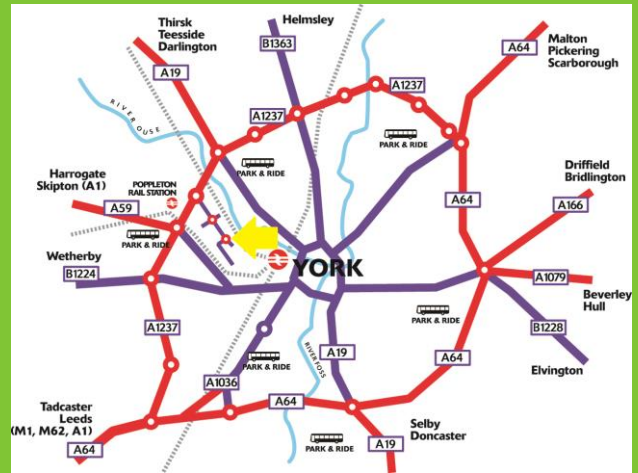
ACCOMMODATION

Unit 1 Hudson Court provides the following approximate gross internal floor area:

Description	Sq m	Sq ft
Warehouse	1,118	12,035
Total	1,118	12,035

SERVICES

Mains gas, electricity and drainage.



LEASE TERMS

The unit is available to let on a new full repairing and insuring lease for a term of years to agreed. Rental on application.

EPC

The property is to be re-assessed following the refurbishment works.

SERVICE CHARGE

The ingoing tenants will also be responsible for the building insurance premium in relation to the unit together with a contribution towards the upkeep of the estate by way of service charge.

VIEWINGS

Strictly by appointment with the joint agents:

Richard Flanagan MRICS
+44 1904 409590
richard@flanaganjames.com

Alastair Gill MRICS
+44 1904 622226
alastair@stapletonwaterhouse.com

RATEABLE VALUE

Interested parties are advised to contact the Business Rates Department at City of York Council.

PLANNING

The current use is Class E(g), B2 and B8.

VAT

All prices, premiums or rents are quoted exclusive of VAT which will be charged at the prevailing rate.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

**STAPLETON
WATERHOUSE**

01904 622266

www.stapletonwaterhouse.com

