



**MODERN INDUSTRIAL UNIT  
WITH DEDICATED PARKING**

**Rent £35,000 PA**

## **Description**

A rare opportunity to lease a modern purpose built industrial unit located at the heart of Harrier Court a modern development of units located within immediate proximity to Elvington airfield and close to York.

The property itself is built to all the modern specifications required with metal cladding, roller shutter door and full height glazed window panels to one side.

Internally the property includes; ground floor reception/office, WC's and kitchen facility as well as an open plan warehouse accessed via the roller shutter door which totals over 2,500 sq ft itself. Off this are two further workshop/storage rooms to the rear of the unit. The first floor includes further office space, as well as offering mezzanine storage which can also be accessed using a staircase from the warehouse.

Externally the property benefits from 5 dedicated car parking spaces as well as further space in front of the shutter door.

## **Tenure**

Leasehold. New terms to be negotiated.

## **Rates**

Rateable Value: £19,000.

Uniform Business Rate for 2020/21: £0.512.

Due to transitional relief provisions, the rates payable may have no relation to the rateable value. Interested parties are advised to check with the Local Rating Authority as the current rates liability. Small business rate relief may be available to some occupiers. Further enquiries should be directed to City of York Council.

## **Costs**

Unless expressly stated all parties will be responsible for their own legal costs in connection with this transaction.

## **Planning**

Interested parties are advised to make their own enquiries of the local planning authority in respect of planning proposals if any change of use is envisaged.

## **Services**

All mains services are connected to the property.

## **VAT**

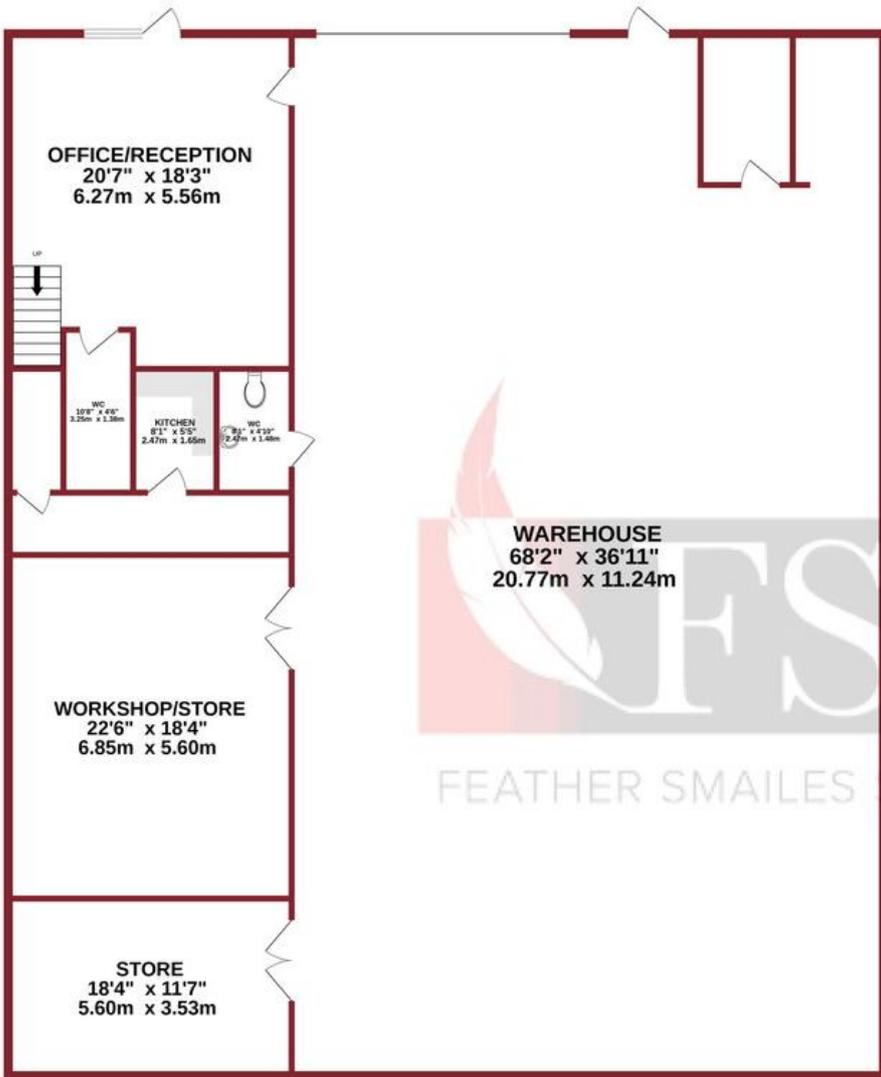
All figures quoted are deemed exclusive of VAT where applicable.

## **Viewing**

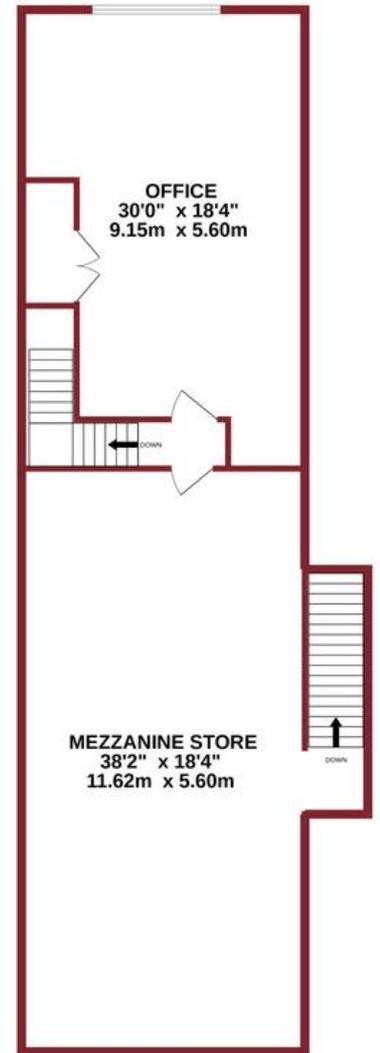
Strictly by appointment with the agent. Tel: 01423 501211.



GROUND FLOOR  
3866 sq.ft. (359.2 sq.m.) approx.



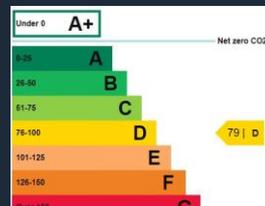
1ST FLOOR  
1317 sq.ft. (122.3 sq.m.) approx.



TOTAL FLOOR AREA : 5183 sq.ft. (481.5 sq.m.) approx.  
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