



Unit 5 (R1) and 6 (R2) Elvington Industrial Estate

YORK, YO41 4AR

GEORGE F. WHITE

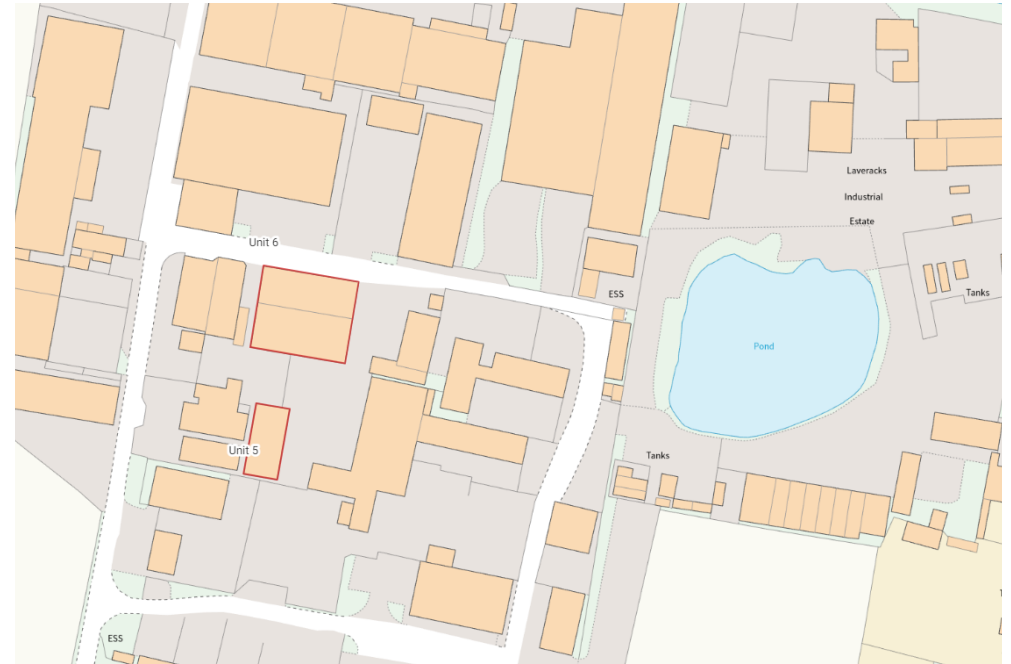
RESIDENTIAL . COMMERCIAL . RURAL . DEVELOPMENT

Unit 5 (R1) and 6 (R2) ▪ Elvington Industrial Estate ▪ York ▪ YO41 4AR

▪ York City Centre 7.2 Miles ▪ Wetherby 26.5 Miles ▪ Harrogate 35 Miles

Versatile Industrial units in a popular York business location

- FRI lease terms available
- Conveniently located for regional transport routes
- Available as whole or separate units
- Solid concrete flooring
- Shared enclosed yard
- Established industrial estate
- Suitable for wide range of uses
- Available from 1st January 2024.



Location

The buildings are adjacent to each other and are located at Elvington Industrial Estate, which is accessed from Elvington Lane, the link road between the village of Elvington and the A1079 Hull Road, at its junction with the A64 east of York. The property therefore has good road connections to the local and regional road network, including the A1(M). There is a regular local bus service with stops nearby. The property is situated within walking distance or a short drive of Elvington village which offers a range of amenities, including a pub and shop.

Description

The property comprises 2 portal framed industrial units primarily clad with insulated metal decking, one bay of the larger unit has foam insulation. The larger unit has an integrally built 2 storey block with office accommodation on the first floor and a canteen and WCs on the ground floor. Otherwise the units are all open plan. A secure yard is situated between the units and there is further shared yard space.

The unit is provided with a range of features, such as: ▪ Sodium/halogen lighting ▪ Offices with perimeter trunking and fluorescent diffused lighting ▪ Sectional loading doors ▪ Warm air blower in larger unit.

Floor Area (approximate GIA)

- Unit 5 - 256.15 sq. m (2,756 sq. ft) approx.
- Unit 6 - 811.40 sq. m (8,731 sq. ft) approx.
- First floor office - 42.13 sq. m (461 sq. ft) approx.

Services

We are advised that the property is connected for all mains services including 3 phase electricity, water and drainage.

Lease Terms

The property is available to let at a guide rent of £17,500 per annum for Unit 5 and £48,500 per annum for Unit 6 (all figures quoted are exclusive of VAT); Available from 1st January 2024.

Rateable Value

According to 2023 VOA rating list: ▪ £17,250 for Unit 5, ▪ £32,000 for Unit 6 (subject to the uniform business rate in the £).

EPC Rating

Unit 6 has been assessed with an energy performance rating of E/106.

For Unit 5, Energy Performance Certificate has been commissioned and is in the process of being prepared. Further information is available upon request.

VAT

All figures quoted are exclusive of VAT where applicable.

Viewings

Viewings are strictly by prior appointment with George F. White.

For further information, or to arrange a viewing, please contact James Carruthers or Dhakshina Pandurangan at:

Telephone: 0333 920 2220

Email: jamescarruthers@georgefwhite.co.uk
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Important Notice

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. All dimensions/boundaries are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and you may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website. These particulars do not constitute a contract or part of a contract.

