

# FOR SALE

## UNIT 2

FOXOAK PARK, COMMON ROAD, DUNNINGTON, YORK,  
YO19 5RZ

**BARRY  
CRUX**  COMPANY  
CHARTERED SURVEYORS  
VALUERS, PROPERTY CONSULTANTS & AGENTS

Price - £200,000

**OFFICE**  
**1,090 sq.ft.** (101.26 sq.m.)

### Property Features

- Ground floor office unit
- Situated in an established business park with good access to the road network
- Comprises an open plan work area with a partitioned meeting space
- Includes 3 car parking spaces
- Held by way of a 99-year lease



**Enquiries**

**Barry Crux & Company**  
01904 659990  
admin@barrycrux.co.uk

## Location

The property lies in an established business park on the outskirts of the village of Dunnington which lies a few hundred metres from the A1079 Hull Road. This forms one of the main routes into York City Centre and connects with the A64 dual carriageway around two miles to the west of the property.

## Description

The property comprises the ground floor of a three-storey modern semi-detached office building and provides light and spacious open plan accommodation with partitioned areas, central heating, suspended ceilings, double glazed windows. In addition, there are kitchen and toilet facilities.

## Accommodation

The following floors have been measured in accordance with the prevailing RICS Code of Measuring Practice.

	sq.ft.	sq.m.
<b>Ground Floor</b>	1,090	101.26

## Service Charge

This is currently £300 plus VAT and includes ground rent, utilities, insurance and maintenance.

## EPC Rating

The property has an energy rating of C /54.



## Services

We believe that mains gas, electric, water and drainage are connected to the property. Interested parties are advised to make their own independent enquiries.

## Local Authority

York

## Business Rates - 2024/25

RATEABLE VALUE                      RATES PAYABLE

£10,000	
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The above has been provided for information purposes only. Interested parties are required to make their own enquiries with the local authority business rates department.

## Terms

The property is available to purchase by way of a 99-year lease from 1 January 2006, with a service charge payable each month.

There may be the option to extend the lease term or purchase the freehold of the whole building, subject to agreement with the vendor. The second floor may be available to purchase. This is subject to a 3 year lease.

