

# FOR SALE

## UNIT 4 LINCOLN ROAD

POCKLINGTON AIRFIELD INDUSTRIAL ESTATE,  
POCKLINGTON, YORK, YO42 1NR

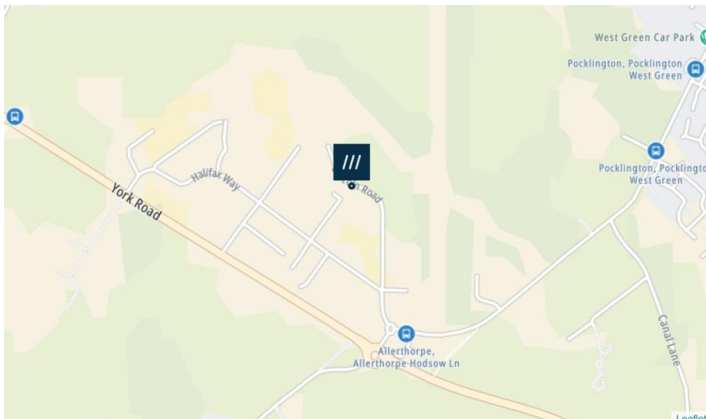
**BARRY  
CRUX** & COMPANY  
CHARTERED SURVEYORS  
VALUERS, PROPERTY CONSULTANTS & AGENTS

Price - £280,000

**INDUSTRIAL**  
**3,731 sq.ft.** (346.61 sq.m.)

### Property Features

- A semi-detached industrial unit with mezzanine area
- Situated in an established Industrial Estate off the A1079
- Convenient Location
- Suitable for an owner occupier or investor
- Available with vacant possession



**Enquiries**

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

## Location

The property is situated in Pocklington Industrial Estate which lies off the A1079 and accessed via two exit routes off the main road. The property occupies a position on Lincoln Road to the northern end of the estate which comprise a variety of buildings and occupiers, including uses for offices, storage, warehousing and distribution depots.

## Description

The property comprises a semi-detached industrial unit with brick external walls and a steel frame beneath a profile metal roof with roof lights.

Internally, the property is arranged with an office to the front of the building, accessed by a pedestrian door and having a window to the front elevation.

A separate loading door to the side gives access into the workshop which has a concrete floor, painted blockwork walls, suspended fluorescent strip lights and a fire exit door to the rear.

To the rear left hand corner are two WC's and to the rear right hand corner is a separate store.

Stairs give access to a mezzanine storage level with a boarded floor.

The property also has a 22kw Car charging point and 3 phase electricity.

## Accommodation

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

	sq.ft.	sq.m.
Ground floor	2,784	258.63
Mezzanine	947	87.98

## EPC Rating

An EPC has been commissioned and will be available in due course.

## Services

We believe that mains electric and water are connected to the property. The drains and waste feed into a communal septic tank and the property is heated by an oil fired blow heater.

Interested parties are advised to make their own independent enquiries.

## Local Authority

East Riding of Yorkshire

## Business Rates - 2024/25

RATEABLE VALUE                      RATES PAYABLE

£11,750

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 freehold with vacant possession at an asking price of £280,000

