

TO LET

WAREHOUSE AND OFFICE UNIT

2A KETTLESTRING LANE, YORK, YO30 4XF

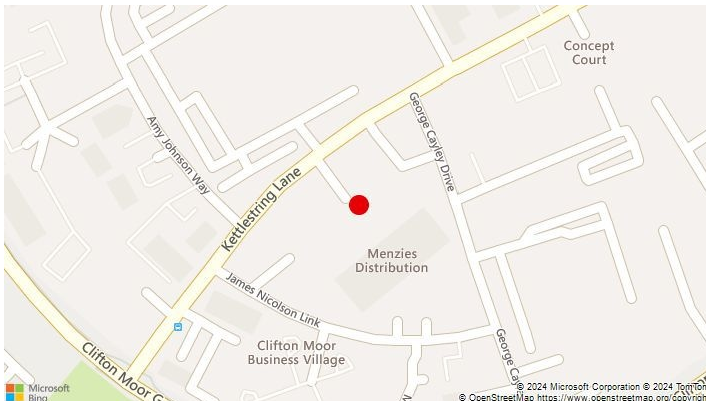
**BARRY
CRUX** & COMPANY
CHARTERED SURVEYORS
VALUERS, PROPERTY CONSULTANTS & AGENTS

Rent - £34,500 per annum

INDUSTRIAL
3,551 sq.ft. (329.89 sq.m.)

Property Features

- Located in York's Premier Business Park
- Adjacent to the A1237 York Outer Ring Road
- Two storey semi-detached unit
- Ground floor Stores 171.04 sq.m. (1,841 sq.ft.)
- First Floor Offices 158.88 sq.m. (1,710 sq.ft.)



Enquiries

Barry Crux & Company
01904 659990
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Location

Clifton Moor is York's premier business park and also provides a large retail park, Tesco superstore, Vue Cinema, car dealerships and restaurants. The location is within two miles of York City Centre and adjoins the A1237 York Outer Ring Road which in turn provides good connections to the A64 and A19 roads.

The property is situated on Kettlestring Lane which forms one of the main estate roads through Clifton Moor. The surrounding area comprises a mix of showroom, storage and office occupiers.

Description

The property comprises a flexible industrial/office unit providing warehouse accommodation to the ground floor with a roller shutter loading door. The first floor is fitted out as individual offices set round a central stairwell. To the front of the property is a communal yard area with parking facilities.

Accommodation

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

	sq.ft.	sq.m.
Ground Floor Warehouse	1,841	171.03
First Floor Offices	1,710	158.86

EPC Rating

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

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

The property has a number of assessments and may be subject to a reassessment depending upon occupancy. This information has been obtained from the Valuation Office website and has been provided for information purposes only.

Please contact us for further information

Terms

The property is available by way of a new full repairing and insuring lease at the rent of £34,500 per annum. The Landlord may consider separate lettings of the ground and first floors.

