

TO LET

4-6 ALAN FARNABY WAY THE INDUSTRIAL ESTATE SHERIFF HUTTON, YORK, YO60 6PG

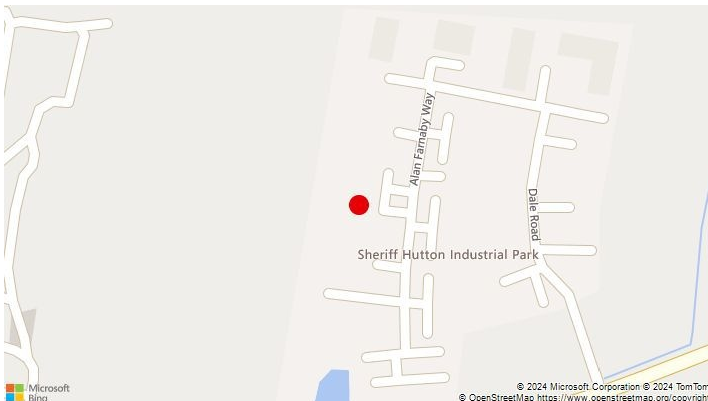
**BARRY
CRUX** & COMPANY
CHARTERED SURVEYORS
VALUERS, PROPERTY CONSULTANTS & AGENTS

Rent - On application

INDUSTRIAL
6,175 sq.ft. (573.66 sq.m.)

Property Features

- Detached Industrial Unit To Let
- Comprises a unit of 6175 sqft
- Large warehouse/workshop with two storey offices and enclosed yard with parking to the front.
- Located in an established industrial estate within 4.5 miles of the A64 and 6 miles from York Outer Ring Road.
- Suitable for a variety of uses.



Enquiries

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

Location

The property is located in an established industrial estate located to the south west of Sheriff Hutton. Access to the A64 is within 4.5 miles to the south east and York Outer Ring Road is 6 miles to the south. The Estate comprises a variety of occupiers in units positioned off two main estate roads. The property fronts directly onto Alan Farnaby Way.

Description

The property comprises a detached light industrial unit of steel portal frame construction with a pitched roof incorporating translucent panels.

Internally, the unit has a reception hall and office accommodation to the ground floor with a connecting door into the warehouse area. Further office space is provided to the first floor. Access to the warehouse is also provided by way of a loading door from the front elevation.

Heating is provided to the warehouse by way of a space heater and the offices are centrally heated from a combi-boiler.

Externally the premises benefits from a yard to the front which also provides for staff parking.

Accommodation

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

	sq.ft.	sq.m.
Warehouse/Workshop	4,507	418.7
Ground Floor Offices	834	77.48
First Floor Offices	834	77.48

Service Charge

There is no service charge implemented on this property.

EPC Rating

An Energy Performance Certificate has been produced with a rating of 55 which is in Band C.

An EPC is available for inspection upon request.

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.

Business Rates - 2024/25

RATEABLE VALUE	RATES PAYABLE
£28,250	£14,096.75

This information has been obtained from the Valuation Office website and has been provided for information purposes only.

Terms

The property is available by way of a new full repairing and insuring lease for a term of 10 years, subject to an upwards only rent review after five years.

