



## High Quality Industrial/Warehouse Unit Size 4,627 sq ft

- Excellent access to A63 & A1M beyond
- Secure Estate with barrier entry and CCTV
- Loading via 2 electric ground level doors
- Generous car parking

# High Quality Industrial/Warehouse Unit

## Size 4,627 sq ft

### Location

Bypass Park Industrial Estate is situated adjacent to the Sherburn Enterprise Park in Sherburn in Elmet. The location is an established industrial location strategically located approximately 5 miles to the north east of Junction 42 of the A1(M) motorway and just over 8.5 miles to the north east of Junction 32A of the M62 motorway. Bypass Park Industrial Estate is accessed directly off the A162 which leads to Junction 42 of the A1(M) motorway via the A63.

### Description

Unit 9 is part of the Bypass Estate that provides a range of units and sizes ranging from 4,000 sq ft up to a combination of units at 17,000 sq ft. Unit 9 is available following the vacation of the existing tenant. We anticipate the vacating tenant will undergo a program of refurbishment works to provide a 4,627 sq ft unit with integral office at ground and first floor.

The unit provides full height roller shutter access and shared external hardstanding and parking areas. Additional hardstanding could be available via a separate discussion.

We have been provided with the following Gross Internal Area:-

Description	Sq M	Sq Ft
Warehouse & Offices	430	4,627
<b>Total</b>	<b>430</b>	<b>4,627</b>

The estate benefits from the following:

- Secure perimeter fencing
- Roller shutter access
- Hard standing yard areas

### Terms

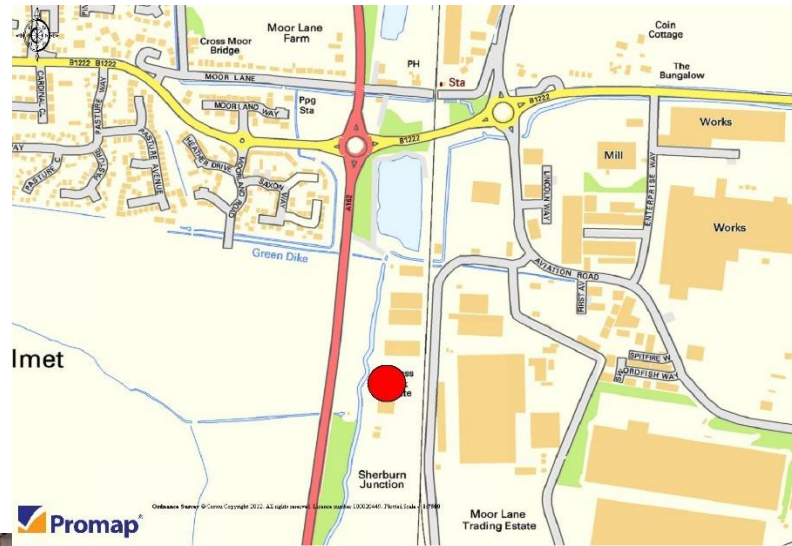
The property is available by way of a new lease on FRI terms to be agreed. **Quoting £5.25 per sq ft.**

### EPC Rating

Full EPC available.

### Legal Costs

Each party to bear their own legal costs incurred in any transaction.



### VAT

All figures quoted are subject to VAT at the prevailing rate where applicable.

### Further Information

For further information please contact the below,

Ed Norris  
T: 0114 270 9160  
M: 07711 319 339  
E: [ed@cpppartners.co.uk](mailto:ed@cpppartners.co.uk)

Max Pickering  
T: 0114 270 9165  
M: 07835 059 363  
E: [max@cpppartners.co.uk](mailto:max@cpppartners.co.uk)

### Date of Particulars

March 2021

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