



## Modern Industrial/Warehouse Unit Size 5,024 sq ft (466.74 sq m)

- Well located unit providing immediate access to A64
- Modern industrial unit with high quality office space
- Secure yard area

# Modern Industrial/Warehouse Unit – To Let

## Size 5,024 sq ft (466.74 sq m)

### Location

Fryrs Close Industrial Estate is located on Murton Lane, immediately off Stamford Bridge Road, which in turn is off the A64 (York's outer ring road). York City Centre is located 2.75 miles to the West. The immediate location is predominantly industrial and commercial use.

### Description

The premises comprise a modern warehouse/industrial unit with integral office space. The property consists of steel portal frame construction, constructed in the late 1990's, with brick elevations to approx. 2m and profile metal cladding elevations above. The roof is also profile metal cladding with approx. 10% roof lights.

The property has a single roller shutter access, from the large, shared yard area. Internally the unit has offices at the ground and first floor. The premises benefit from 3 phase electricity.

### Accommodation

We have measured the unit to have the following Gross Internal Area measurements: -

	Sq M	Sq Ft
Unit 2	466.74	5,024

### 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.

### Terms

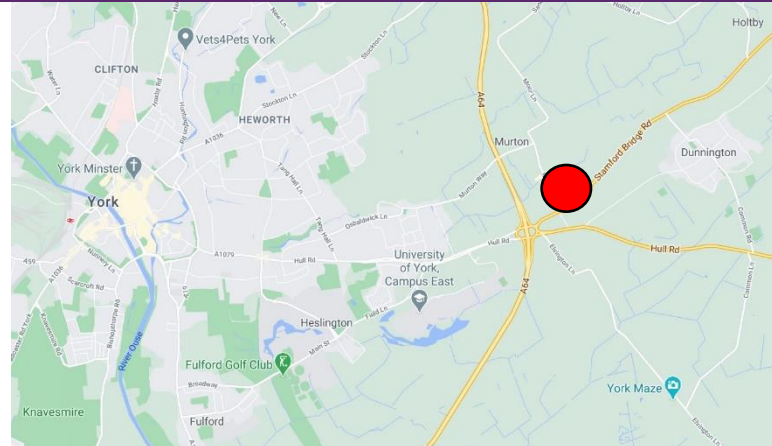
The property is available on new FRI lease terms to be agreed. Quoting rent is **£36,500 per annum +VAT**.

### EPC Rating

This property has an EPC rating of D97. Full EPC available upon request.

### Rateable Value

The property is designated as "Warehouse and Premises" with a rateable value of £24,000.



### Further Information

For further information please contact the sole agents, CPP:

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### Date of Particulars

May 2021

### Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.



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