

To LET Unit 18 Green Park Business Centre

Goose Lane Sutton on the Forest **YORK YO61 1ET**



Modern high quality industrial unit
with extensive offices & fit out

- Self contained with private parking & yard
- 6.4 m to underside of haunch
- High office content
- Fully fitted with heating, lighting & air conditioning to offices

18,748 sq ft (1,741.75 sq m)

Location

The subject property is located at the gateway to the successful Green Park Business Centre off Goose Lane, Sutton on the Forest approximately 8 miles north of the A1237 York outer ring road at its junction with Clifton Moor. The A1237 connects with the A19 and A64.



Description

The property comprises a modern, detached, hybrid style unit that has been used previously for design, R & D, light assembly, offices and storage. The unit has the following specifications:

- High quality offices
- Secure yard area
- 6.4m to underside of haunch in the industrial area
- Excellent working environment in rural setting
- Heating lighting & air conditioning all fitted to appropriate areas
- Car parking for approximately 50 cars

Rateable Value

The valuation office agency website lists the property as having a rateable value of £68,000.

EPC

An EPC is available and a copy is available to interested parties upon request.



Terms

The property is available on a leasehold basis for a term of years to be agreed. Subject to the length of term agreed the lease will incorporate upwards only rent reviews at 5 yearly internals. The lease will be based on effective full repairing and insuring terms.

VAT

All reference to price, premium or rent are deemed to be exclusive of VAT unless expressly stated otherwise. Any offer received by Lawrence Hannah or Carter Towler will be deemed exclusive of VAT.

Legal Costs

Each party is to be responsible for its own legal costs incurred in connection with this transaction.

Viewing and Further Information

For further information please contact the joint letting agents.



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Accommodation

Measured in accordance with the RICS Code of Measuring Practice (6th Edition), the unit provides the following approximate accommodation on a gross internal floor area basis:

Location	Area sq ft	Area sq m
Ground floor offices assembly areas & ancillary accommodation	6,213 sq ft	577.21 sq m
First floor offices research areas & WCs	6,213 sq ft	577.21 sq m
Works area/workshop	6,322 sq ft	587.33 sq m
Total	18,748 sq ft	1,741.75 sq m

The above areas have been calculated following on site measurements however, prospective purchasers must satisfy themselves as to their accuracy.