



GentVisick

TO LET

**Unit 12C Marston Moor Business Park, Tockwith,
YO26 7QF**

333 sq. ft (30.94 sq. m)

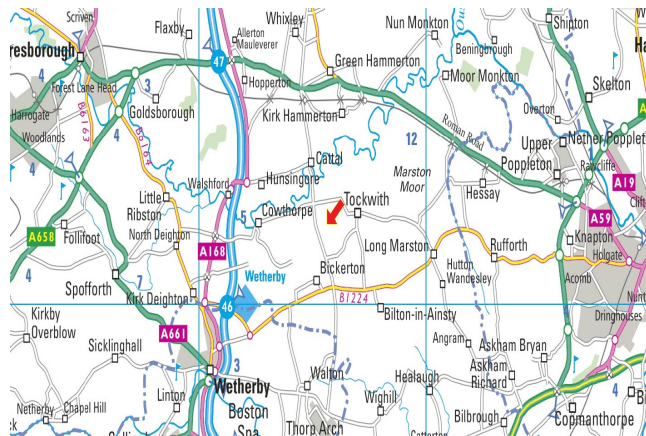
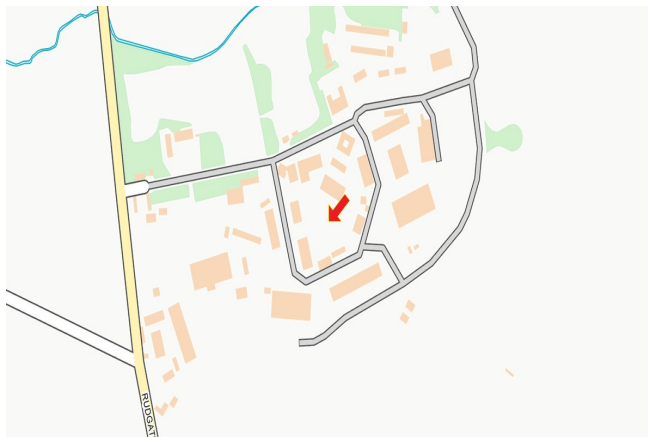
Industrial / Warehouse Premises

- Eligible for 100% business rates relief
- Within 5 miles of Junction 46 of the A1 (M) Motorway
- Well established business location
- Secure site with on site CCTV

 **0113 245 6000**

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Location

Marston Moor Business Park is strategically situated approximately 4.5 miles from both Junctions 46 and 47 of the A1 (M) Motorway, just under 6 miles from Wetherby Town Centre and circa 10 miles from York City Centre.

Marston Moor Business Park is accessed off Rudgate, which leads directly to Junction 46 of the A1 (M) Motorway via York Road (B1 224) and Junction 47 of the A1 (M) Motorway via New Road (A59).

Description

The property benefits from the following specification;

- Ground level roller shutter door access
- Off road parking
- Secure site with CCTV

Accommodation

Accommodation	sq. m	sq. ft
Warehouse	30.94	333
Total	30.94	333

Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

Rent on application.

Rateable Value

Due to transitional relief provisions with effect from the 1st April 2017, this unit will qualify for 100% rate relief (subject to the business only using a single property).

Interested parties are advised to check with the Local Authority as to the current rate liability.

EPC

A copy of the EPC certificate and report are available on request.

Legal Costs

Each party is to be responsible for their own legal costs incurred in connection with the completion of the transaction.

Viewings

For further information or to arrange a viewing please contact;

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