



Prominent, Detached Industrial / Trade Premises

4,529 Sq Ft (420.74 Sq M)

- Well located unit providing immediate access to A64
- Modern industrial unit recently refurbished
- AVAILABLE NOVEMBER 2023

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Location

Fryors 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 property has recently been extensively refurbished which included a new profile metal clad roof with approx. 15% roof lights (due to complete November 2023).

The property has roller shutter access (x2), from the large, yard area at the rear, as well as private car parking at the front of the unit, ideal for any visiting customer's. Internally the unit has offices at the ground and first floor. The premises benefit from 3 phase electricity.

Accommodation

DESCRIPTION	SQ FT	SQ M
Unit 4&5	4,529	420.74
TOTAL	4,529 SQ FT	420.74 SQ M

Terms

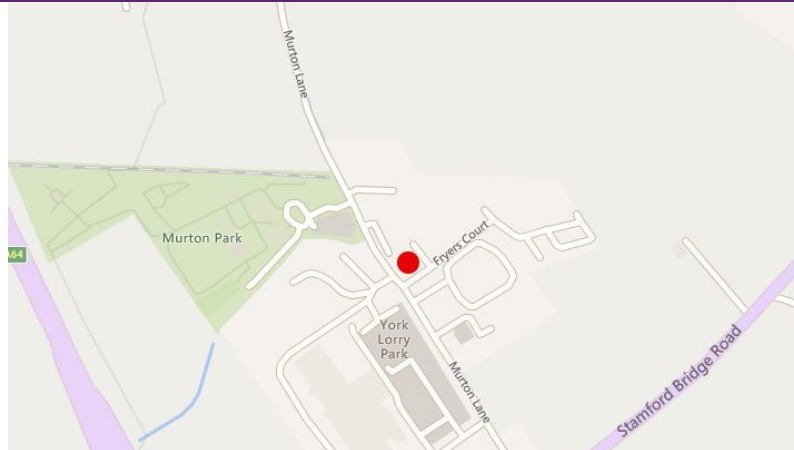
The property is available to let on new lease terms to be agreed at a quoting rent of £34,000 per annum.

VAT

All figures are quoted exclusive of VAT at the prevailing rate.

EPC Rating

The property has an EPC rating of 'C'.



Anti-Money Laundering (AML)

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

Legal Costs

Each party to bare their own legal costs in the transaction.

Further Information

For further information please contact the sole agents CPP

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