



## To Let - Modern Warehouse Unit 4,682 Sq Ft (434.96 Sq M)

- Secure Established Site
- Yard & Parking Areas Available
- Excellent Location & Links

# To Let - Modern Warehouse Unit

## 4,682 Sq Ft (434.96 Sq M)

### Description

Bypass Park Industrial Estate is situated adjacent to the Sherburn Enterprise Park and is 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.

The estate provides a range of units and sizes ranging from 4,000 sq ft up to a combination of units at 17,000 sq ft.

The last remaining Unit is Unit 11 only at 4,682 sq ft. The unit provides ground and first floor office space and the remainder ground floor warehouse space. Externally the unit provides a secure and dedicated yard.

Units are located within a secure business park location accessed via a security barrier. All units provide roller shutter access and parking/hardstanding areas.

The estate benefits from the following:-

- Secure Perimeter Fencing
- Large Hardstanding/Yard areas

### Accommodation

DESCRIPTION	SQ FT	SQ M
Warehouse	3,748	348.19
2 story Offices	934	86.77
<b>TOTAL</b>	<b>4,682 SQ FT</b>	<b>434.96 SQ M</b>

### Terms

- FRI Terms to be agreed.
- Quoting - £30,433 pa
- 50p per sq ft service charge

### EPC Rating

Available on request



### Anti-Money Laundering (AML)

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

### Further Information

For further information please contact the sole agents CPP  
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