



## Detached Warehouse / Distribution Premises

39,885 Sq Ft (3,705.32 Sq M) on a 3.56 acre site

- Superb access to York City Centre, York Ring Road (A1237) and the A64
- Eaves height up to 6.8 metres
- Loading via 24 raised and 3 ground level loading doors
- Extensive yard and loading area
- Fully secure site with security gatehouse and barrier controlled entrance
- Detached vehicle maintenance unit



## Location

The property is strategically located just off the York Ring Road (A1237), just over 3 miles from York City Centre and circa 4.5 miles north of the A64.

The premises are accessed off Millfield Lane, which leads directly onto the York Ring Road (A1237).

## Description

The premises provide a detached warehouse / distribution facility which benefits from the following specification;

- 3.56 acre (1.44 hectare) site
- Eaves height of up to 6.8 metres
- Loading via 24 raised and 3 ground level loading doors
- Extensive yard and loading area
- Fully secure site with security gatehouse and barrier controlled entrance
- Detached vehicle maintenance unit (VMU)
- 2 storey ancillary offices / welfare facilities with separate parking

## Accommodation

Accommodation	Sq. m	Sq. ft
Warehouse	3,419.87	36,812
Ground Floor Offices	279.77	3,011
First Floor Offices	146.37	1,575
Vehicle Maintenance Unit	275.58	2,966
Gatehouse	9.93	107
<b>Total</b>	<b>3,705.38</b>	<b>39,885</b>



## EPC

A copy of the EPC certificates and reports 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.

## Terms

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

Rent on application.

## Viewings

For further information or to arrange a viewing please contact;

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