



## Modern Detached Warehouse / Industrial Premises 6,293 Sq Ft (584.62 Sq M)

- Superb access to York City Centre, York Ring Road (A1237) and the A64
- Eaves height of 6.35 metres
- Good sized secure yard and loading area
- Ancillary offices / welfare facilities



## 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 modern detached warehouse / industrial unit, which benefits from the following specification:

- Eaves height of 6.35 metres
- Good sized secure yard and loading area
- Loading via a single electric ground level roller shutter door
- Ancillary office / welfare facilities

## Accommodation

Accommodation	Sq. m	Sq. ft
Warehouse	558.84	6,015
Offices / Welfare	25.84	278
<b>Total</b>	<b>584.68</b>	<b>6,293</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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