

James Nicholson Link, Clifton Moor, York
TRADE COUNTER & WAREHOUSE PREMISES
6,543 sq ft (607.9 sq m) GIA



JAMES NICHOLSON LINK

Key Features

- Ground floor retail/ trade unit.
- On site parking.
- Heart of Clifton Moor business district.
- 5.5m eaves capable of taking a mezzanine level.

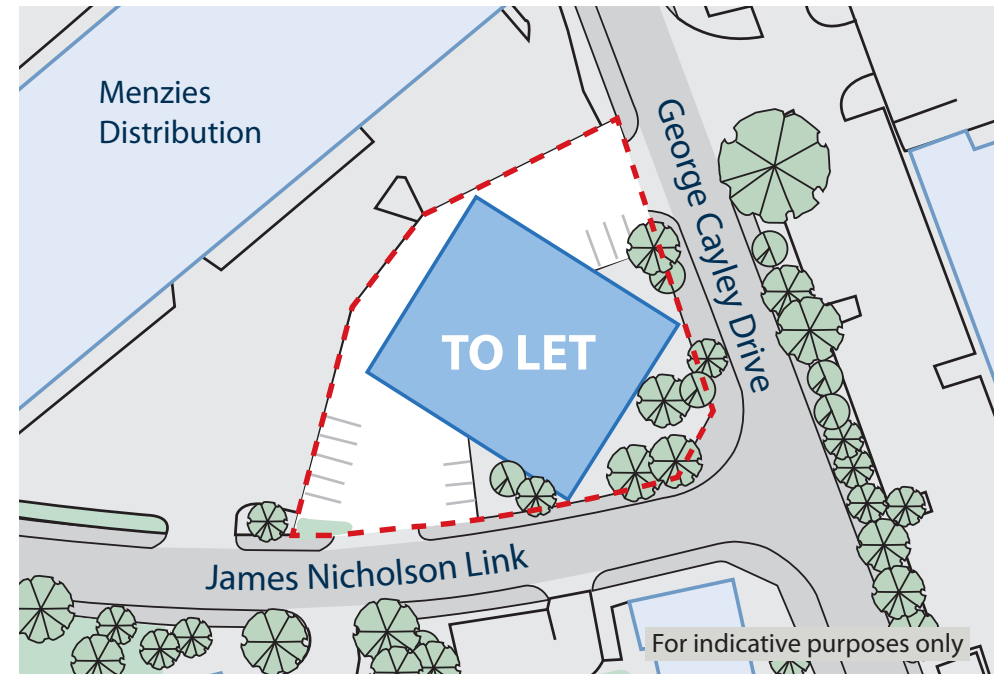


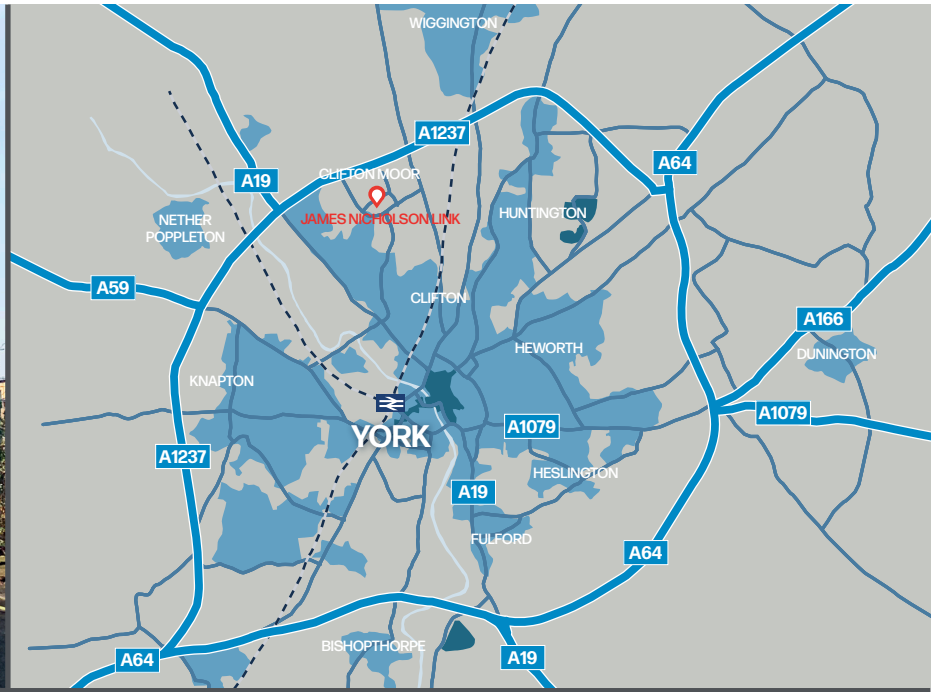
Description

The premises principally comprise a full height steel portal framed warehouse unit to 5.5m eaves with insulated profile sheet clad elevations and roof structure incorporating intermittent translucent roof lights. The warehouse space is accessed from the George Cayley Drive frontage via a full height electric roller shutter loading door. Integrated ground floor retail / trade counter accommodation incorporating male and female w/c facilities is accessed from the James Nicholson Link entrance together with external customer and staff parking and access to a small external storage compound.

Accommodation

	SQ FT	SQ M
Main Warehouse	5,204	483.5
GF Retail / Trade	1,339	124.4
TOTAL	6,543	607.9





Location

The premises are located at the immediate corner of James Nicholson Link and George Cayley Drive in the centre of the Clifton Moor business and retail and leisure district approximately 2 miles north of York city centre.

Services

Mains gas, 3 phase electricity and water are all connected to the site.

Terms

The premises are available by way of a new effective full repairing and insuring lease for a term of years to be agreed at an initial rent of £55,000 per annum exclusive.

Business Rates

We are advised the available premises have a current rateable value of £43,500.

EPC

We are advised the premises currently have an energy performance rating of C - a copy of the certificate is available upon request.

Legal Costs

Each party will be responsible for their own legal costs.

VAT

The premises will be subject to VAT on all outgoings associated with the new lease.

Further Information & Viewing

Viewing by appointment, please contact:-

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