

Ryden

TO LET

**DETACHED 2-STOREY
OFFICE BUILDING**

476.07 SQ. M. (5,124 SQ. FT.)



**UNIT 7 YORK
BUSINESS PARK
10 GREAT NORTH WAY
YORK
YO26 6RB**

**UNIT 7 - £84,000
PER ANNUM**

MODERN OFFICES

**25 ALLOCATED
PARKING SPACES**

**EXCELLENT TRANSPORT
LINKS TO YORK CITY
CENTRE, HARROGATE
AND LEEDS**

[FIND OUT MORE AT RYDEN.CO.UK](https://www.ryden.co.uk)



[FIND ON GOOGLE MAPS](#)



THE PROPERTY IS LOCATED ON GREAT NORTH WAY, YORK BUSINESS PARK APPROXIMATELY 2 MILES TO THE NORTH WEST OF YORK CITY CENTRE

LOCATION

The property is located on Great North Way, York Business Park approximately 2 miles to the North West of York City Centre and with excellent access to the A1237 York ring road at Nether Poppleton which subsequently connects to Leeds and Harrogate via the A64/A59.

The surrounding area is mixed use in nature comprising a range of offices, industrial and retail, forming an established commercial centre on the outskirts of York.

DESCRIPTION

The property comprises a detached 2-storey office building forming part of the established York Business Park. Internally, the property comprises modern office accommodation benefitting from a suspended ceiling and carpet covered floors and is to be refurbished throughout – further details available on request.

ACCOMMODATION

	SQ M	SQ FT
UNIT 7	476.07	5,124

RATEABLE VALUE

We are advised that the property is assessed with rateable values as follows:
£43,250

RENTAL TERMS

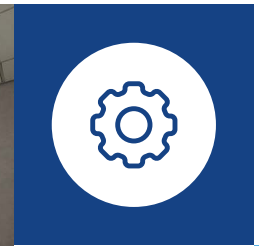
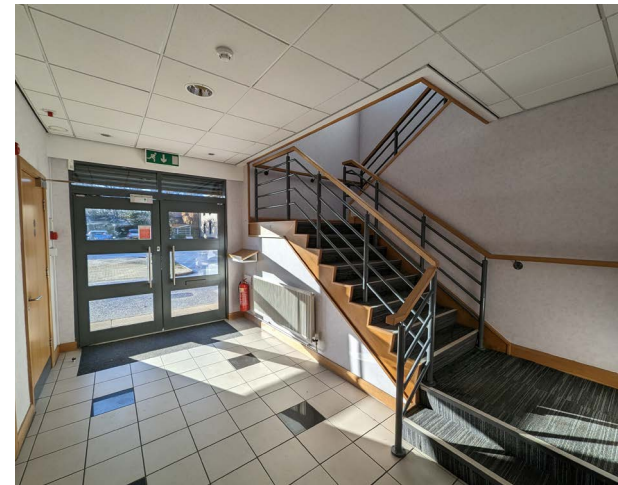
The unit is offered To Let on a full repairing and insuring basis for a term to be agreed.
UNIT 7 - £84,000 PER ANNUM

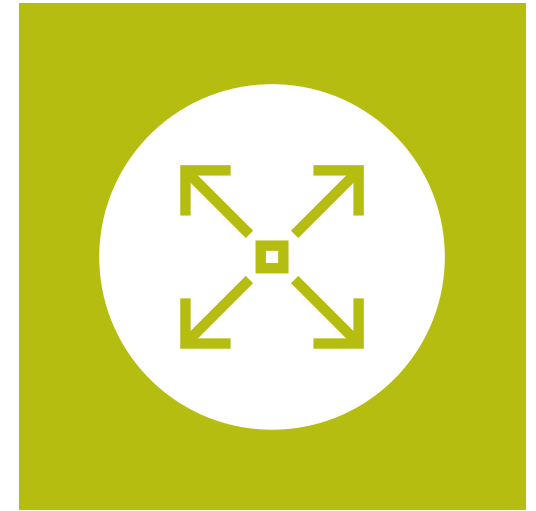
EPC

An EPC has been commissioned and will be available shortly.

VAT

Prices and rental are exclusive of VAT if chargeable





**THE PROPERTY
COMPRISES
A DETACHED
2-STOREY
OFFICE BUILDING
FORMING PART OF
THE ESTABLISHED
YORK BUSINESS
PARK.**



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NORTH WAY
YORK
YO26 6RB

GET IN TOUCH

Viewing is strictly by arrangement with the sole letting agents:

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Ryden

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives /exchange, required to enable the agents to meet their respective obligations under the Regulations. Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of their property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty whatsoever in relation to this property. **September 2023**

