

TO LET

NEW Trade Counter Development Units available from 3,221 to 4,969 ft<sup>2</sup>



# **WELL-CONNECTED**



# NATIONAL CYCLE NETWORK ROUTE 65

Less than 10 mins ride



## **BUS STOPS ON-SITE**

30 mins to York City Centre



#### **APPROX. DRIVE-TIMES**

All within 1 hour...

Location	Minutes		
A19	5 mins		
A59	10 mins		
A64	10 mins		
York Train Station	15 mins		
A1 / M1	20 mins		
M62 (Junction 29)	35 mins		
Leeds	40 mins		
Hull	60 mins		



## **POPULATION**

# 209,900

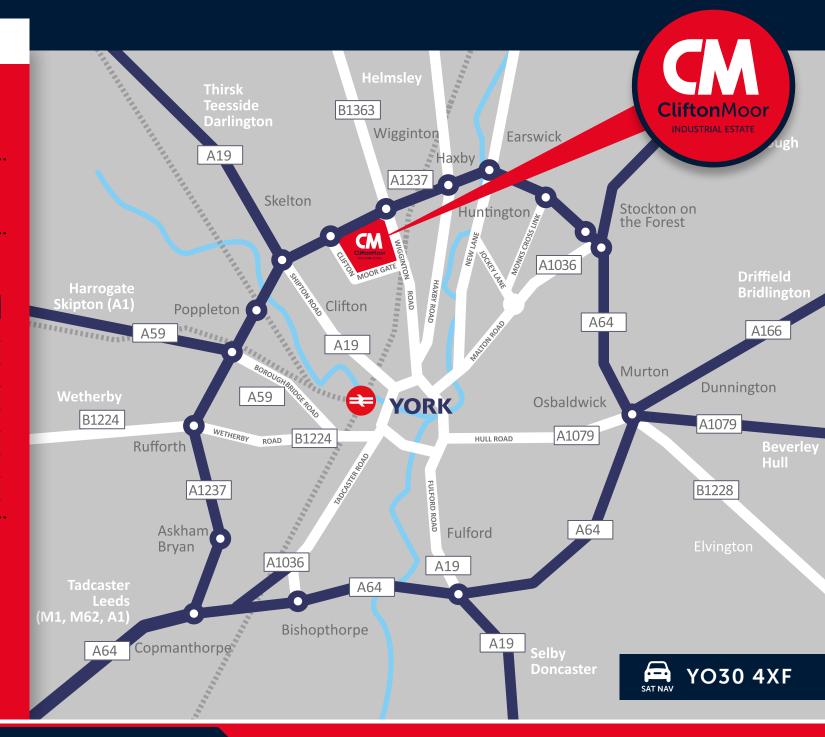
Affluent catchment with estimated population of York currently

## 630,000

Current estimated population for North Yorkshire

#### 5.4 million

Current estimated population for the whole of Yorkshire



# **ACCOMMODATION**

The new Kettlestring Park premises provide trade units of steel portal frame construction, with profiled metal cladding and feature entrances.

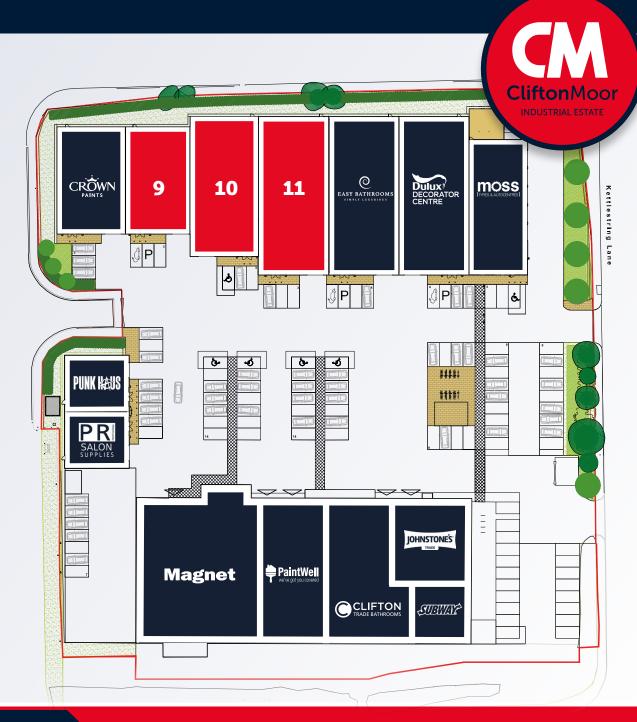
Externally the properties have concrete surfaced yards incorporating dedicated parking.

Available accommodation comprises of the following Gross Internal Areas:

UNIT		SQ FT	SQ M	EPC
1	SUBWAY	N/A	N/A	N/A
2	JOHNSTONE'S TRADE	N/A	N/A	N/A
3	CLIFTON TRADE BATHROOMS	N/A	N/A	N/A
4	PAINTWELL	N/A	N/A	N/A
5	MAGNET	N/A	N/A	N/A
6	PR SALON SUPPLIES	N/A	N/A	N/A
7	PUNK HAUS LTD	N/A	N/A	N/A
8	CROWN PAINTS	N/A	N/A	N/A
9	TO LET	3,221	299	A-23
10	TO LET	4,272	397	A-23
11	TO LET	4,969	462	A-22
12	EASY BATHROOMS	N/A	N/A	N/A
13	DULUX DECORATOR CENTRE	N/A	N/A	N/A
14	MOSS TYRES & AUTOCENTRES	N/A	N/A	N/A

Units can be combined to suit larger requirements.

Interested parties must however satisfy themselves as to the floor areas of the subject property.



# **FURTHER INFORMATION**

## **TERMS**

The units are available on full repairing and insuring terms.

## **SERVICE CHARGE**

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

## **LEGAL COSTS**

Each party will be responsible for their own legal costs incurred in this transaction.

# **VAT**

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

#### **ENERGY PERFORMANCE CERTIFICATE**

Full EPCs are available upon request.







# VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment with the agents:



Richard Flanagan 01904 409 590 richard@flanaganjames.com **Ryden**.co.uk 0113 243 6777

Jonathan O'Connor 07916 678 582 jonathan.o'connor@ryden.co.uk



Andrew Veitch
07826 947 321
andrew.veitch@montagu-evans.co.uk

On behalf of the landlord



Liz Dunsmore 07811 140 898 liz.dunsmore@ipif.co.uk

Misrepresentation Act: The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded. January 2024. [8454-1] Designed by threesixtygroup