

WAREHOUSE / INDUSTRIAL UNITS TO LET

UNIT 17C - 2,160 SQ FT

UNIT 17E - 2,105 SQ FT



# STAPLETON WATERHOUSE

## Location

Malton Road Industrial Estate is located immediately off the A64 Malton Road less than 1 mile from the Hopgrove junction with the A1237 North York ring road thereby providing excellent access to the regional and national road networks as well as central York.

York city centre is approximately 3 miles distant and the extensive retail and leisure facilities of Monks Cross are a short drive.

The industrial estate is well established with a range of local and regional businesses based there.

## Description

The premises comprise two industrial/warehouse units of steel frame construction with brick/blockwork and profile sheet elevations under a pitched roof incorporating translucent rooflights.

The buildings are accessed via roller shutter loading doors and personnel doors. Internally, the buildings have concrete floors, LED lighting, office and WC facility, and are serviced by water and 3 phase electrics.

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## Accommodation

The units provides the following approximate gross internal floor area:

Unit 17C	2,160 sq ft
Unit 17E	2,105 sq ft

## Services

Mains, 3 phase electricity, water and drainage to a private septic tank.

## EPC

Unit 17 C	115E
Unit 17 E	70 C

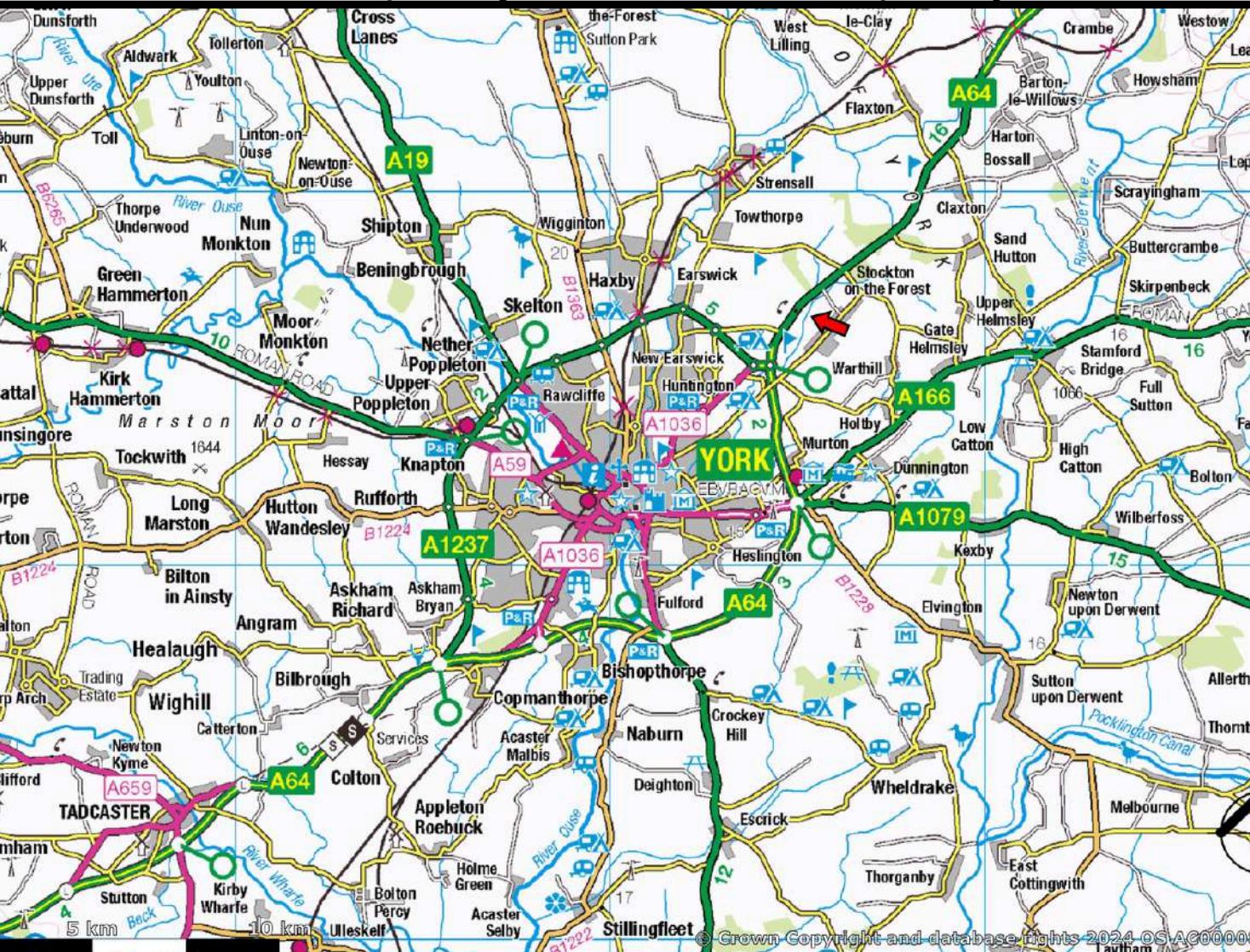
## Planning

The current use is warehouse/industrial, designated as Class E, under the new Use Classes Order (2020).

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Rates

Unit 17C  
Rateable Value: £10,500  
Rates Payable: £5,145

Unit 17E  
Rateable Value: £10,500  
Rates Payable: £5,145

Rent

Unit 17C £16,000  
Unit 17E £16,850

Lease Terms

The unit is offered on a new full repairing and insuring lease for a term of years to be agreed,

VAT

All costs exclusive of VAT.

Legal Costs

Each party will be responsible for their own legal cost incurred in the transaction.

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**RICS Code for Leasing Premises**

If you are not represented by a RICS member or other property professional, we are obligated to inform you of the existence of the code for leasing commercial premises and its supplemental guide, and we recommend that you obtain professional advice. A copy of this professional statement is available to download on our website.

**Further Information**

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