



**UNIT I, ESCRICK BUSINESS PARK
ESCRICK
YORK**

A newly constructed 1,407 sq.ft. (130.71 sq.m.) industrial unit (B1 and B8 uses) on a development beside the A19 York – Selby Road. Minimum eaves height internally is 20 feet (6.09 m) increasing towards the rear. Ideal for a mezzanine floor in part. Specification includes 3-phase electricity and available L.P.G. Internally the unit has a W.C.

**1,407 SQ.FT. (130.71 SQ.M.)
TO LET – NEW LEASE**

**RENTAL:
£9,500 P.A. (EXCL.)**



ACCOMMODATION/DIMENSIONS

Gross Internal Area:	1,407 sq.ft.	(130.71 sq.m.)
Workshop/Warehouse:	1,367 sq.ft.	(126.99 sq.m.)
W.C.:	36 sq.ft.	(3.34 sq.m.)
Unit Width:	34' 9"	(10.59 m)
Unit Depth:	40' 6"	(12.34 m)

BUSINESS RATES

The property has not yet been assessed for business rates. The assessment of a similar sized unit is £7,300 Rateable Value producing in 2008/2009 rate year liability of £3,372.60. Enquiries regarding small business rate relief can be made to Selby District Council on 01757 292181 (Business Rates). An interested party is advised to contact the Valuation Office Agency on 01904 529000 for confirmation of the subject property's likely assessment.

LEASE DETAILS

The property is available on a new lease with length of term negotiable. The security of tenure provisions of the Landlord and Tenant Act 1954 will be excluded by mutual agreement. Each party will be responsible for its own legal costs in the matter. The lease will be in a full repairing format with the Landlord also recovering the annual building insurance premium and estate service charge to cover estate lighting, landscape maintenance etc.

VIEWING

Strictly by appointment with the Letting Agents Tel: 01904 679733



The Estate

IMPORTANT NOTICE

These particulars which were prepared on 1st September 2008 are provided subject to the following terms:- 1.They are for general guidance only and do not constitute the whole or any part of an offer or contract. No employee of Blacks has any authority to make or give any representation or warranty or enter into any contract in relation to the property. 2. Dimensions are approximate only and descriptions are given without responsibility on the part of Blacks or the vendors or lessors. Reference to plant, machinery, services, etc., does not constitute a representation of the condition, or that it is capable of fulfilling its intended function. 3.All references to prices, rent, etc., exclude VAT which may apply and any offer made will be assumed to be VAT exclusive unless stated otherwise. 4.Certain aspects such as dimensions, rating assessments, occupancy of the subject or adjoining property, etc., may from time to time change. Information contained has been collated as a result of verbal inquiries only. Personal inspection and enquiry including the taking of independent advice is imperative before a contract is entered into. 5.The current availability of this property should be checked particularly if a party is travelling some distance to view.