



Preliminary information



WORKSHOP/WAREHOUSE UNIT UNIT 2, SPRINGBANK YORK ROAD HESSAY, YORK

- ❖ New unit in the course of construction to provide approximately 1,190 sq.ft. (110.55 sq.m.) – gross internal area.
- ❖ Specification includes 3-phase power (no gas), workshop W.C., up/over door + personal door, 13 feet eaves (3.96m) etc.
- ❖ Easy access to A1, A1237 (York Outer Ring Road) etc. Location plan overleaf.
- ❖ Located within fenced/gated compound with main road (A59) frontage.
- ❖ Virtual freehold (250 year lease) available at nil ground rent. Service charge for estate maintenance etc.

GUIDE PRICE: £149,000



LOCATION



Leaving York on the A59 from the roundabout on the outer ring road, the property is found on the left hand side just after the left hand turn to the village of Hessay.



Site Entrance



Car Parking

IMPORTANT NOTICE

These particulars which were prepared on 8th July 2008 and amended with new photos on 3rd November 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.