



## **UNIT 4 BENTLEY PARK OSBALDWICK LINK ROAD YORK**

Modern industrial unit of 2,840 sq.ft. (263.86 sq.m.) formerly in warehouse use. 20 feet (6.1m) eaves will facilitate the erection of a mezzanine if needed. Office/W.C. content is 12%. Bentley Park is a gated compound with an on-site manager and lying only a short distance from the A1079 within the City's outer ring road which is less than 1 mile distant. A service charge operates to cover alarm maintenance and estate services.

**MODERN UNIT - 2,840 sq.ft.  
TO LET - NEW LEASE**

**LEASE RENT:  
£16,250 P.A. (EXCL.)**



## ACCOMMODATION

Warehouse:	GIA 2,481 sq.ft.	(230.48 sq.m.)
2 Offices/W.C.:	GIA 345 sq.ft.	(32.14 sq.m.)

## BUSINESS RATES

Enquiries with City of York Council on 15<sup>th</sup> May 2009 revealed the following:-

Rateable Value:	£13,500	(2005 Valuation List)
General Rates:	£6,547.50	(2009/2010)

The above information can be confirmed by contacting City of York Council on 01904 551140 or in respect of the Rateable Value visiting [www.voa.gov.uk](http://www.voa.gov.uk). Rateable Values can change at anytime by Valuation Office Notice.

## LEASE DETAILS

The property is available on a new lease for 3 years and in an effectively full repairing format. The Tenant repays a proportionate part of the annual insurance premium and a service charge to cover alarm maintenance and estate expenditure.

## LOCATION



### IMPORTANT NOTICE

These particulars which were prepared on 30<sup>th</sup> June 2009 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 (assessment and annual liability), occupancy of the subject or adjoining property, etc., may from time to time change. Information contained has been collated as a result of verbal enquiries 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.