



**UNIT A/B, HANDLEY PARK
OUTGANG LANE
OSBALDWICK
YORK**

Modern industrial unit in gated compound comprising 10,361 sq.ft. (962.53 sq.m.) of workshop/offices. It has been previously used for B2 (general industrial) purposes. The York By-Pass (A64) is just over 1 mile distant and the City Centre is within easy reach. The Outgang Lane area is one of the few locations where general industrial uses are found. Eaves height is approximately 18 feet (5.48 m). Office content approximately 15%.

**WORKSHOP 10,361 sq.ft. (962.53 sq.m.)
TO LET - NEW LEASE**

**RENT REGION:
£54,395 P.A. (EXCL.)**



ACCOMMODATION

Workshop G.I.A.:	8,769 sq.ft.	(814.64 sq.m.)
Offices L.H.S. G.I.A.:	793 sq.ft.	(73.67 sq.m.)
Offices R.H.S. G.I.A.:	799 sq.ft.	(74.23 sq.m.)
Total G.I.A.:	10,361 sq.ft.	(962.53 sq.m.)

BUSINESS RATES

Enquiries with City of York Council reveal that rate liability for the 1st April 2009 to 31st March 2010 is **£21,218.75**.

The above assessment is based on a Rateable Value of £43,750.

Enquiries regarding business rate liability can be made to City of York Council (Tel: 01904 551140) or in respect of rateable value to the Valuation Office Agency's website - www.voa.gov.uk.

LOCATION



LEASE TERMS

The property is available on a new F.R.I. lease for a minimum term of 5 years. The lease will permit B1, B2 and B8 uses. (Planning consent may be required – previous use B2). There will be an upward only rent review effective at the end of the fifth year of the term. Each party to pay its own legal fees.

VIEWING

Strictly by appointment with the Letting Agents Tel: 01904 679733

IMPORTANT NOTICE

These particulars which were last prepared on 22nd July 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, 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.