



**GENERAL INDUSTRIAL UNIT (B1/B2)**  
**UNIT 4 BROOKLANDS**  
**OUTGANG LANE**  
**YORK. YO19 5UP**

Formerly a commercial vehicle dealership the general industrial unit suitable for B1 and B2 uses offers approximately 9,905 sq.ft. (920.17 sq.m.) to include office space at mezzanine level of 594 sq.ft. (55.18 sq.m.). Total office content is just over 10%. Workshop and offices are heated. Workshop eaves height is approx. 15 feet (4.75m). Extensive fences and gated compound area to front, side and rear with total site area approx. 0.85 acres (0.34 ha).

**INDUSTRIAL UNIT TO LET**

**9,905 SQ.FT. (867.68 SQ.M.) (INC. MEZZ)**

**RENT REGION:**

**£70,000 P.A. (EXCL.)**

## GENERAL DESCRIPTION

This general industrial (B1/B2) unit has been used in recent years as a commercial vehicle dealership. As the O.S. extract indicates the property enjoys a good profile in Outgang Lane which lies to the east of York City Centre and within the City's outer ring road. The outer ring road (A64 dual carriageway) is just over 1 mile distant at Grimston interchange. Other occupiers in the area include Tech Tyres, Keyline, Colas, William Anelay, Blacker Steel Fabrications.

Including mezzanine offices the floor space totals approx. 9,934 sq.ft. (922.86 sq.m.).

Workshop area has heating from warm air blowers and offices traditional radiators. Access doors are located to front and rear elevations. An inspection pit exists.

## ACCOMMODATION

- Office Element:                      Ground Floor - Reception with W.C. (Ladies), Gents W.C. and store/plant room.  
First Floor - Corridor with access to 3 private offices and plant/server room.
- Workshop:                              Roller shutter access to front and rear. Eaves height approx. 15 feet (4.57m).
- Outside:                                Extensive compound area to front, right hand side and rear.

## BUSINESS RATES

Enquires have been made to City of York Council (Tel: 01904 551144) and an inspection made of the Valuation Office Agency's website ([www.voa.gov.uk](http://www.voa.gov.uk)). The results are as follows:

Rateable Value:	£27,500	(2010 Valuation List)
Business Rates Payable:	£11,907.50	(2011/2012 Financial Year)

Please note that Rateable Values can change at anytime as a result of Valuation Office Notice. Interested parties are always advised to verify information provided as above.

## VIEWING

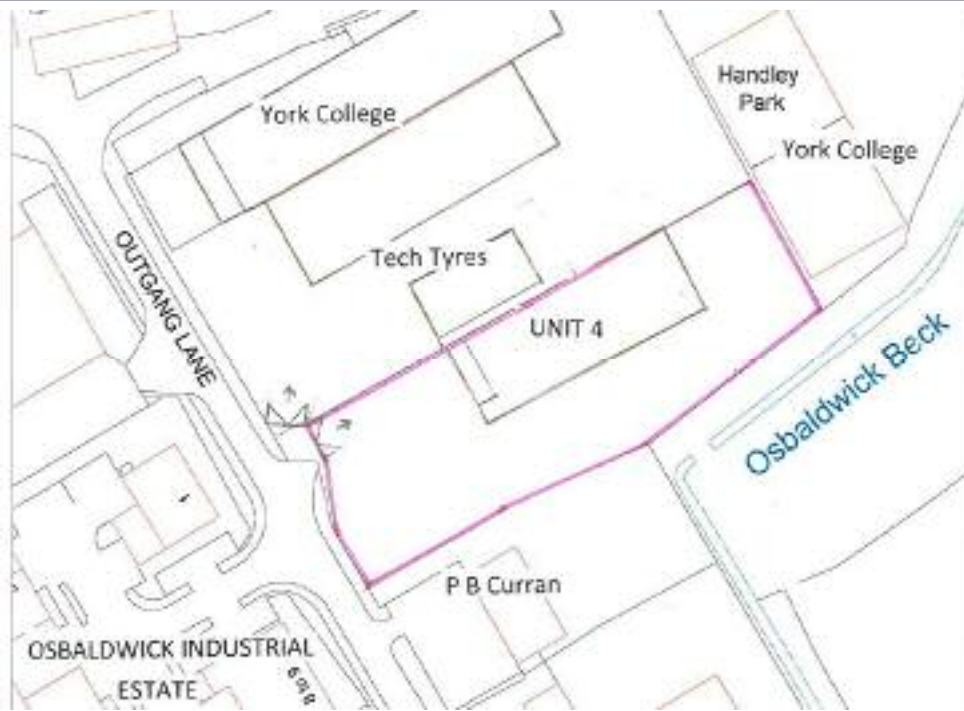
Strictly by appointment with the Letting Agents: Tel 01904 679733.



Reception/Ladies W.C.



Workshop Area



**Site Plan**



**Location Plan**

**95 Main Street, Fulford, York. YO10 4PN - enquiries@blacksproperty.com**

**IMPORTANT NOTICE**

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