



UNIT 15 BULL COMMERCIAL CENTRE STOCKTON ON THE FOREST YORK

Small light industrial unit (B1) comprising two floors each broadly of 605 sq.ft. (56.20 sq.m.) – 1,210 sq.ft. (112.40 sq.m.) in total, measured on a gross internal area basis. The unit offers a combination of workspace (ground floor) and very pleasant office space (first floor) – ideal for many small businesses. The property is situated on the Bull commercial Centre located on the York side of Stockton on the Forest, handy for access to the A64/A1237 (York's outer ring road) and City Centre.

**INDUSTRIAL/OFFICE UNIT
1,210 SQ.FT. (112.40 SQ.M.)**

**TO LET – NEW LEASE
REGION: £8,700 P.A. (EXCL.)**



ACCOMMODATION

Ground Floor	Entrance Lobby:	-	-
	Tea Point:	-	-
	Separate W.C.:	-	-
	Workshop/Store:	493 sq.ft.	(45.79 sq.m.)
First Floor	Open Plan Office:	380 sq.ft.	(35.30 sq.m.)
	Office:	100 sq.ft.	(9.29 sq.m.)
	Store:	63 sq.ft.	(5.85 sq.m.)

BUSINESS RATES

Enquiries with City of York Council reveal the following assessment:-

Rateable Value:	£6,900.00	(2010 Valuation List)
General Rates:	£2,987.70	(2011/2012)

Enquiries regarding small business rate relief and confirmation of the assessment can be made to City of York Council on Tel. 01904 551140. The Rateable Value can be checked by visiting www.voa.gov.uk and using the postcode YO32 9LE to assist your search.

LEASE DETAILS

The property is available on a new lease for a minimum period of 3 years. The tenant will be responsible for the usual repairs and maintenance together with the annual insurance premium and estate service charge (approx. £200 per annum). Each party will be responsible for its own legal costs.

VIEWING

Strictly by appointment with the Letting Agents Tel: 01904 679733

IMPORTANT NOTICE

These particulars which were prepared on 11th August 2008, amended 9th February 2009, 6th September 2010 (following a change in Rateable Value) and 16th March 2011 (rates increase) 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.