



**UNIT 6, GREEN PARK BUSINESS CENTRE
SUTTON ON THE FOREST
YORK. YO61 1ET**

A light industrial/warehouse unit of 542 sq.ft. (50.35 sq.m.) with the addition of a mezzanine floor providing an additional 280 sq.ft. (26.01 sq.m.). It is currently partitioned internally to provide a warehouse/parking area plus a series of rooms. These can again be easily removed. Obviously the mezzanine floor could be removed by those not needing an office/storage area above the main workspace. The unit has personal and up/over door access together with a W.C. Green Park is home to a wide range of businesses which favour the gated entrance and general environment. It lies about 5 miles north of York's outer ring road A1237 which gives access to the main radial routes.

**WORKSHOP/WAREHOUSE
TO LET - NEW LEASE**

**RENTAL REGION:
£4,500 P.A. (EXCL.)**

ACCOMMODATION

Gross Internal Area:	542 sq.ft.	(50.35 sq.m.)
Mezzanine Floor:	280 sq.ft.	(26.01 sq.m.)

In addition to the mezzanine floor the unit is also currently partitioned. Partitions and the mezzanine floor can be removed by the Owner prior to the Tenant's occupation if required.

BUSINESS RATES

A verbal enquiry to Hambleton D.C. revealed the unit has the following assessments:-

Rateable Value:	£3,950	(2010 Valuation List)
General Rates:	£1,670.85	(2011/2012)

The above information can be verified by contacting Hambleton D.C. on 0845 1211 555. We recommend that enquiries be made with regard to the availability of small business rate relief. The Rateable Value can be checked on-line at www.voa.gov.uk.

LEASE DETAILS

The property is available on a new lease on the Estate's standard effectively full repairing and insuring format. The Landlord recovers the annual cost of building insurance and the Estate Service Charge covers external repairs, estate maintenance etc. in the usual way.

The last annual insurance premium recovery for the subject property was £100 and the last annual service charge recovery was £100.

Each party to be responsible for its own legal costs.

LOCATION PLAN



PHOTOGRAPHS



Energy Performance Certificate

Non-Domestic Building

HM Government

Unit 6
Greenpark Business Centre
Sutton-on-the-Forest
York
YO61 1ET

Certificate Reference Number:
0410-0338-0660-6720-7096

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

70

This is how energy efficient the building is.

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 79
Building complexity (NOS level): 3

Benchmarks

Buildings similar to this one could have ratings as follows:

39 If newly built

54 If typical of the existing stock

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

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