



**UNIT 80
HALIFAX WAY
POCKLINGTON INDUSTRIAL ESTATE
YORK**

A modern light industrial unit of approximately 4,694 sq.ft. (436.07 sq.m.) with generous office content of 34%. The office element takes the form of a large reception/general office and a private office. Male, female and kitchen facilities exist. Externally there is a car park to the side and fenced compound to the rear. The Business Park has a wide variety of occupiers and proves an attraction due to its edge of A1079 location and the ease of access to York, Hull etc.

**4,694 SQ.FT. (436.07 SQ.M.) RENT: £21,000 PA (EXCL)
TO LET – BY ASSIGNMENT (SUBJECT TO 2005 REVIEW)**



ACCOMMODATION

Reception/General Office)	
Private Office)	
Kitchen)	G.I.A. 1,602 sq.ft. (148.82 sq.m.)
Inner Lobby)	
Male WC)	
Female WC)	
Workshop)	G.I.A. 3,065 sq.ft. (284.74 sq.m.)

RATES

LEASE DETAILS

The full repairing and insuring lease expires in June 2011 with an outstanding review (2005) and a further review in 2008. Current Rent: £21,000 pa (excl). Each party will be responsible for its own legal costs in the matter, with the cost of gaining Landlord's consent being split between the parties.

VIEWING

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



Car Park



Compound



Rear elevation

IMPORTANT NOTICE

These particulars which were prepared on 21st October 2005 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.