



**18 KATHRYN AVENUE
MONKS CROSS
YORK
YO32 9JS**

A rare opportunity to acquire an industrial unit (B8 warehouse use) on the popular Monks Cross Business Park. On a gross internal area basis warehouse space (including warehouse office) is approximately 1,748 sq.ft. (162.39 sq.m.) and office space over two floors approximately 1,215 sq.ft. (112.87 sq.m.). Warehouse space has warm air heating and the office content a traditional gas-fired boiler serving radiators. Eaves height is approximately 17 feet (5.18m) with blockwork walls in the warehouse to approximately 6.5 feet (1.98m).

**INDUSTRIAL UNIT
2,963 SQ.FT. (275.26 SQ.M)**

**TO LET - NEW LEASE
£22,000 P.A. (EXCL.)**

ACCOMMODATION

Ground Floor:	Warehouse/Office:	1,748 sq.ft.	(162.39 sq.m.)
	Entrance/Offices:	617 sq.ft.	(57.32 sq.m.)
First Floor:	Landing/Office:	598 sq.ft.	(55.55 sq.m.)

Ground Floor: Entrance Lobby; Office; Inner Corridor; Separate W.C.; Office; Kitchenette.

First Floor: Landing; Office; Office.

BUSINESS RATES

Verbal enquiries made to City of York Council on 15th April 2010 revealed the following information:

Rateable Value:	£13,750	(2010 Valuation List)
General Rates:	£5,953.75	(2011/2012)

The above information can be verified by contacting City of York Council (Business Rates) on – 01904 551140. Rateable Value can be checked on www.voa.gov.uk by using the postcode to search.

LEASE DETAILS

The property is to let on a new effectively full repairing and insuring lease for a term of 3 years. The security of tenure provisions of the Landlord and Tenant Act will be excluded by mutual agreement. Consideration may be given to a shorter term letting (minimum term 12 months). Each party will be responsible for its own legal costs in the matter.

VIEWING

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



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

IMPORTANT NOTICE

These particulars which were prepared on 17th April 2010 and amended on 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.