



**UNIT 4, LONDON EBOR BUSINESS PARK
MILLFIELD LANE
NETHER POPPLETON
YORK. YO26 6PB**

A light industrial (B1) or warehouse (B8) unit ideal for the small business and occupying a highly accessible location just off the A1237, York's outer ring road. The property forms part of a small development completed in recent years and offers 1,100 sq.ft. (102.19 sq.m.) of ground floor space on a gross internal area basis. In addition to ground floor and mezzanine level offices the workshop/warehouse has been fitted out with kitchenette and W.C. Specification includes up/over door, office heating and forecourt parking. The units are accessed through a security gate.

**INDUSTRIAL UNIT – 1,100 SQ.FT.
TO LET – NEW LEASE**

**RENT REGION:
£8,000 P.A. (EXCL.)**

ACCOMMODATION

Unit G.I.A.	Workshop/Offices	1,100 sq.ft.	(102.19 sq.m.)
	Mezzanine Offices/Store	456 sq.ft. (Internally)	(42.36 sq.m.)

The original unit has been divided and one half (approx.) fitted out to provide two ground floor offices and a mezzanine office with adjoining store, remaining workshop/warehouse area has been fitted out to provide a W.C. and kitchenette. N.B. offices have no natural light.

Ground Floor - Entrance Lobby, Reception Office with Store, Private Office.

First Floor - Private Office, File Store.

Workshop/Warehouse - W.C. and Kitchenette.

BUSINESS RATES

Enquiries made to City of York Council reveal the following liability –

Rateable Value:	£10,000	(2010 Valuation List)
General Rates:	£4,330	(2011/2012)

The above information can be verified by contacting City of York Council on 01904 551140 – Business Rates. Enquiries regarding small business rate relief can also be made.

LEASE TERMS

The property is available on a new full repairing and insuring lease – minimum term 3 years. The length of term is negotiable. The Tenant will also be responsible for the annual Estate Service Charge (approx. £250) which covers maintenance of landscaping etc. Each party will be responsible for its own legal fees.

VIEWING

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

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

IMPORTANT NOTICE

These particulars which were prepared on 7th October 2008, amended 14th February 2011, 16th March 2011 (rates increase) and 23rd January 2012 (rent reduction) 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.