



Upon instructions from Northern Crop Driers Limited

MODERN GENERAL INDUSTRIAL UNIT



UNIT 2 MELBOURNE INDUSTRIAL ESTATE (FORMER MELBOURNE AIRFIELD) SEATON ROSS YORK. YO42 4NF

Available to let on new lease this unit extends to 11,950 sq.ft. (1110.15 sq.m.) approx. Eaves height is approx. 18 feet (5.48m). The unit has an insulated roof and access via two roller shutter doors to the front elevation. The unit inter-connects with the two adjacent units; obviously access doors will be locked/sealed as required. Extensive open storage is also available by agreement with the owner if required.

**TO LET - LENGTH OF TERM BY NEGOTIATION
RENT FROM £2.00 PER SQ.FT. (EXCL.)**

Retail | Offices | Industrial | Investment | Development

Blacks Property Consultants Ltd., 95 Main Street, Fulford, York. YO10 4PN

T: 01904 679733 F: 01904 679687 E: enquiries@blacksproperty.com W: www.blacksproperty.com

LOCATION

The property is located on the former Melbourne Airfield which lies between the villages of Melbourne and Seaton Ross, and South of the A1079 York to Hull trunk road. It is a short distance from Holme on Spalding Moor where the A614 trunk road leads to the M62. The location plan included in these particulars will assist.

DESCRIPTION AND ACCOMMODATION

The property comprises a modern building of portal frame construction (36.42m) and forms part of a larger unit. The unit available measures 119' 6" in depth and 100' 0", giving a gross internal area of 11,950 sq.ft. (1110.15 sq.m. approx.).

N.B. Existing heating equipment is considered redundant.

RATES

The occupier will be responsible for business rates. The following information has been obtained from the Local Rating Authority:-

Rateable Value:	£17,500	(2010 Valuation List)
General Rates:	£7,577.50	(2011/2012)

Enquiries regarding rate liability can be made to East Riding of Yorkshire Council on Tel: 01482 394748 and confirmation of the Rateable Value can be gained from www.voa.gov.uk using YO42 4NF to search.

LEASE

The property is available on a new lease on F.R.I. terms at a rent based upon £2.00 per sq.ft., length of lease term by negotiation. In addition the tenant will be responsible for re-imbusement of a proportionate part of the annual insurance premium paid by the Landlord in respect of the property of which the subject premises form part.

VIEWING

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



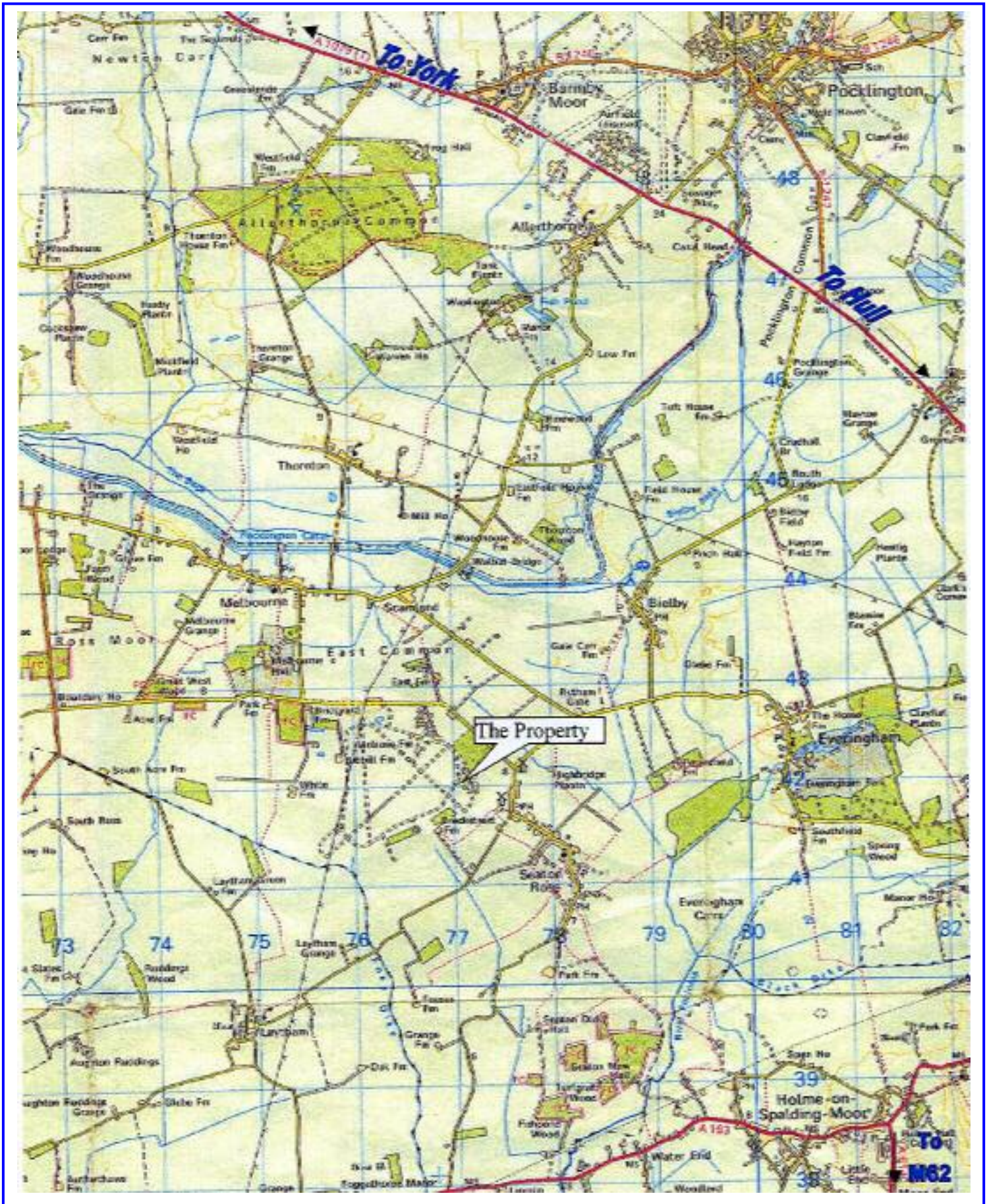
Entrance from Highway (Upgrade proposed)



Access Door



Entrance to Units 1/2/3



IMPORTANT NOTICE

These particulars which were prepared on 5th February 2010, amended 26th May 2010 (rate liability) 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 (assessment and annual liability), occupancy of the subject or adjoining property, etc., may from time to time change. Information contained has been collated as a result of verbal enquiries 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.