

LAWRENCE HANNAH

PROPERTY & CONSTRUCTION CONSULTANTS

To Let

By Way of Assignment

Combined Warehouse, Offices & Secure Compound/Yard Area



**27 Hospital Fields Road,
York, YO10 4DZ**

Warehouse & Offices 8,918 sq ft (828.81 sq m)
Secure Compound/Yard 820 sq yds (686 sq m)
Currently Used & Fitted Out as a Cold Store Facility

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Lawrence Hannah for themselves and for the vendors or lessor of this property for whom they act, give notice that - i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract, ii) Lawrence Hannah cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy, iii) rents quoted in these particulars may be subject to VAT in addition; iv) Lawrence Hannah will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; v) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements; vi) no employee of Lawrence Hannah has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property.

Location

The property is situated within the long-established Hospital Fields Road commercial estate, immediately off the A19 Fulford road, which connects the York city centre with the A64 dual southern bypass which in turn connects directly with the A1(M) to the west. Please see the attached location and site plan.

Description

The property comprises a predominantly single storey purpose built commercial building of steel portal framed construction clad with cavity brick and insulated metal decking with a pitched metal decked roof. The premises are laid out to provide an open plan warehouse which is currently partitioned to form 3 separate areas, and which are fitted out as a fully operational cold stores. Built integrally to the front of the unit is a two-storey office block with open and individual rooms, WCs, kitchen/canteens and open fronted loading bay.

Accommodation

The accommodation has been measured in accordance with the RICS Code of Measuring Practice (6th edition) and provides the following gross internal areas (NIA):-

Warehouse	6,044 sq ft	561.69 sq m
Loading Bay	468 sq ft	43.53 sq m
GF Offices	879 sq ft	81.70 sq m
FF Offices	1,527 sq ft	141.93 sq m
Total	8,918 sq ft	828.81 sq m
External Yard	820 sq yds	868.00 sq m

Interested parties must however satisfy themselves as to the floor areas of the subject property.

Services

We are advised that the property is connected for all mains services including 3 phase power and includes a gas fired central heating system to the offices.

Terms

The premises are available by way of assignment or sub-lease of an existing fully repairing and insuring lease from 1st September 2023, at a passing rent of £52,000 per annum exclusive.

Permitted Use

Those under B1 & B8 of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Rates

We have been informed that the property has a Rateable Value of £49,500. However, interested parties are advised to make their own enquiries with the Business Rates Department of City of York Council, telephone (01904) 613 161.

Energy Performance Certificate (EPC)

The property has an EPC rating of D-79. A copy of the certificate is available upon request.

VAT

All reference to price, premium or rent are deemed to be exclusive of VAT unless expressly stated otherwise. Any offer received by Lawrence Hannah will be deemed exclusive of VAT.



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Legal Costs

Each party are to be responsible for their own legal costs incurred in connection with this transaction.

Further Information / Viewing

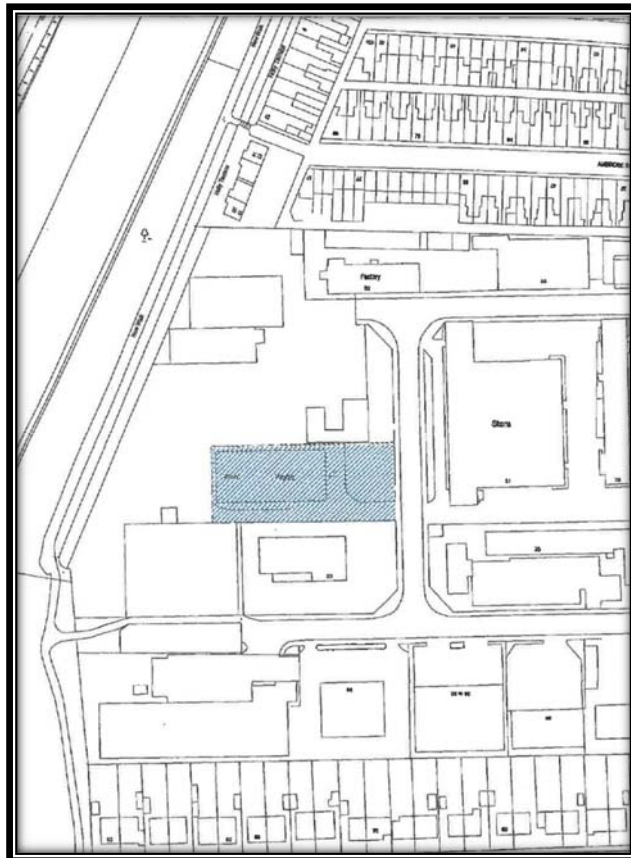
Viewing by appointment, please contact:-

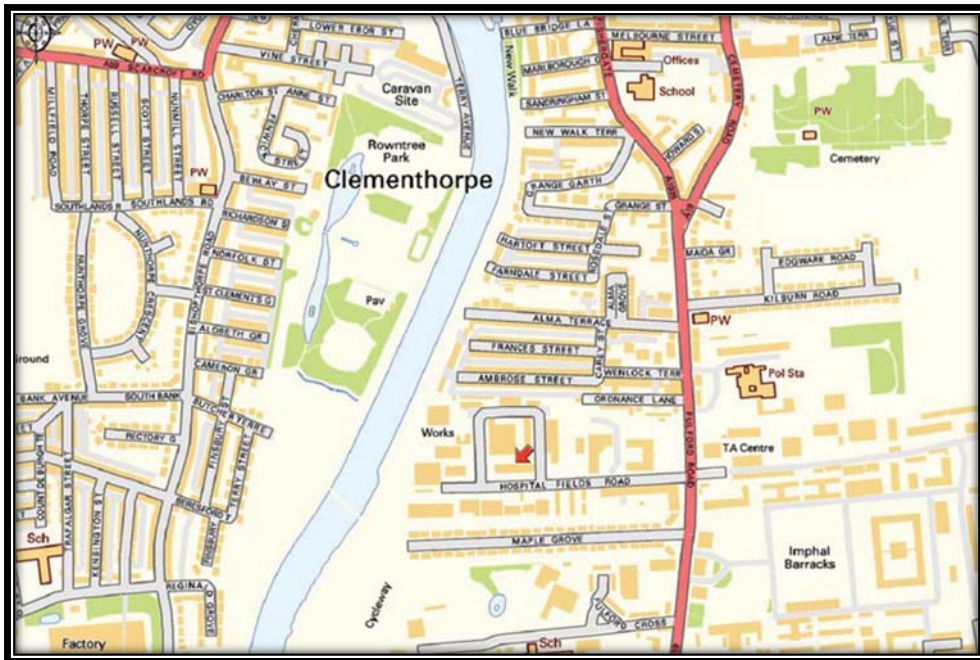
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