



# YORK NORTH

TO LET INDUSTRIAL / WAREHOUSE UNITS

GOOSE LANE | SUTTON-ON-THE-FOREST | YORK | YO61 1ET

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# > Overview

York North is a premier, established multi-let business park in a prime location, offering starter units, detached single units, design and build opportunities, and self-storage solutions. The nearby Clifton Moor Retail Park provides a range of amenities.

Conveniently, York Outer Ring Road is less than 5 miles away (an 8 minute drive), and the City Centre is only 8 miles to the south, enhancing the park's appeal to businesses.



Design and Build Opportunities

Current Availability

Greenspace Self Storage

TS TWINSEAL

GOOSE LANE

YORK ROAD / YORK / A19 >

Additionally, there is confirmed Outline Planning for four new industrial units, available on a design and build basis. This provides businesses with the flexibility to develop space tailored to their operational needs. Overall, York North offers a versatile and well-connected setting for businesses at varying stages of growth.



LANDSCAPED BUSINESS PARK OFFERING A RANGE OF ACCOMMODATION



SECURE AND GATED SITE



YORK OUTER RING ROAD - 4.8 MILES  
YORK CITY CENTRE - 8 MILES



AMENITIES WITHIN CLOSE PROXIMITY

# > The Site

The Park provides a range of contemporary accommodation which have been recently refurbished to provide high-specification finishes.

Additionally, there is confirmed Outline Planning for four new industrial units on a design and build basis ranging from 4,000 sq ft up to 15,400 sq ft.

## Current Availability

Unit	Sq Ft
1-1a	8,095
2	3,331
3	4,207
4 & 11	1,095
5 & 12	1,114
7 & 14	1,372
8 & 15	1,106
23	1,603



Design and Build Opportunities

Current Availability



# > Location



The estate is strategically positioned less than 5 miles to the north of the York Outer Ring Road at Clifton Moor, connecting to the A59 which leads directly to Junction 47 of the A1(M), providing efficient access to the wider motorway network.



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Location	Miles	Mins
York	7.4	19
Harrogate	28	48
Leeds	32	54
Middlesbrough	45	55



Airports	Miles	Mins
Leeds Bradford	35	60
Manchester	90	103



Transport Links	Miles	Mins
A19	6.1	10
A59	7.6	14
A64	7.7	16
A1(M) J47	17	28



Ports	Miles	Mins
Teesport	47	58
Immingham	65	90

## Accommodation

The business park offers a range of accommodation, including industrial/warehouse, offices and hybrid units from 500 - 34,000 sq ft. There is an on-site self storage facility offering flexible storage solutions.

## Terms

The units are available by way of a new Full Repairing and Insuring lease for a number of years to be agreed. For more information on availability and individual unit details, please contact the agents.

## Rent

Rent on application.

## VAT

VAT is applicable.

## EPC

Energy Performance Certificates will be available on request.

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## > Contact

For further information or to arrange a viewing please contact the agents.

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