

# FOR SALE/ TO LET



Workshop Unit & Office Building  
Y1 Elvington Industrial Estate  
Elvington  
York  
YO41 4AR

- Available separately or together
- Single storey workshop 3,228 sq ft (gia)
- 2 storey office building 2,003 sq ft (gia)
- Excellent on site parking.
- Good transport links to A1079 and A64 York Bypass
- Secure surfaced yard area.



Commercial Property Consultants  
01759 301114 procters.net

Prospect House  
4a George Street  
Pocklington  
YO42 2DF

## LOCATION

Located on Elvington Industrial Estate, with direct access to the A1079 Hull Road and the A64 east of York.

## DESCRIPTION

The property comprises a single storey portal framed workshop unit and a separate 2 storey office building benefitting from a secured surfaced yard area. There is parking for the office to the front.

## ACCOMMODATION

Workshop Single Storey      3,228 sq ft (GIA)

Office      2 Storeys      2,003 sq ft (GIA)

## BUSINESS RATES

Office RV £9,500 and the rates payable at 49.9pence in the £ is £4,740.50.

Store & yard RV is £16,000 and the rates payable at 49.9pence in the £ is £7,984.

Should the property be let/sold separately, occupiers may receive small business rates relief subject to tenant status on the offices. Interested parties are advised to make their own enquiries with the Local Authority York

## TERMS

The owner will consider a freehold sale or a lease of the units.

The units are available individually or to a single occupier and would be to be let on a flexible new lease on a full repairing and insuring basis. The length of the lease is subject to tenant requirements.

## RENT

Rents are available on application. A rental bond may be required.

## FREEHOLD SALE

**Offers are invited in the region of £550,000.**

## EPC

The Offices have an EPC rating of C58

The Workshop has an EPC rating of D88

## LEGAL COSTS

Each party will be responsible for their own costs incurred in any transaction. The landlord may require a legal costs deposit on instructing solicitors.

## SERVICES

We understand that all usual mains services are available and connected.

## ANTI MONEY LAUNDERING

Tenants will be required to provide the usual necessary information for AML purposes.

## FURTHER INFORMATION

Viewing is strictly by appointment.

For further information and to arrange a viewing please contact :

Nick Procter  
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## SUBJECT TO CONTRACT



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