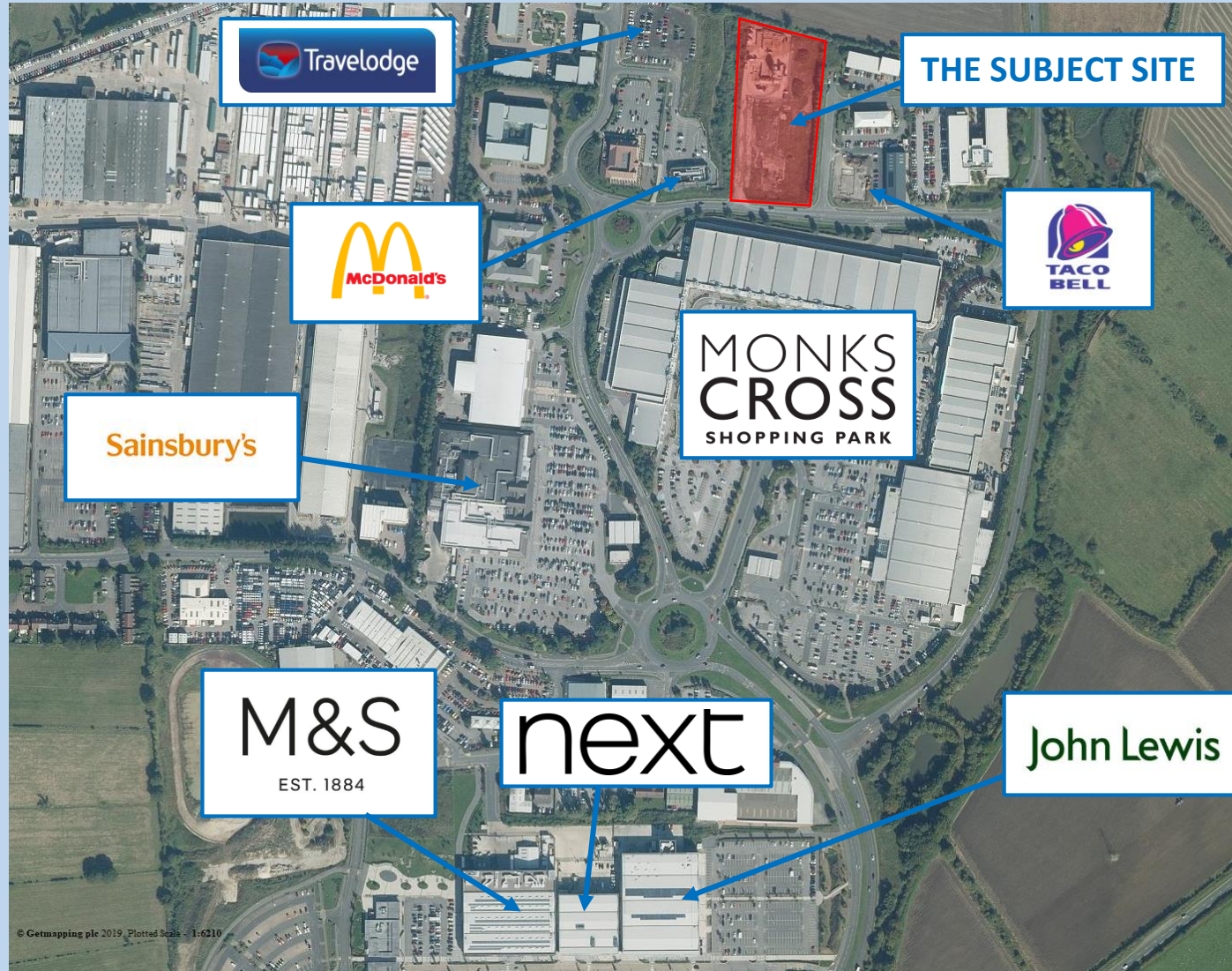


PRIME DEVELOPMENT OPPORTUNITY – ALL ENQUIRIES

MONKS CROSS ROAD, MONKS CROSS, YORK

1.5 acres approx.

Ryden



LOCATION

The site is located in the City of York, an extremely busy city with a population of approximately 200,000 (according to the 2011 Census) and a further 6.9 million visitors annually.

York is located in North Yorkshire and is serviced by the A64 that provides direct access to the A1 and M1 motorways and the remainder of the national motorway network. There is also excellent access to the remainder of the main North Yorkshire towns such as Harrogate (via the A59), Malton and Scarborough. York also has an excellent rail service with regular journeys to London's Kings Cross being under 2 hours.

The subject site is located on Monks Cross, a popular retail and business destination, just off the northern Ring Road (A1237). Monks Cross has seen significant investment over the last few years and is now home to the Monks Cross Retail Park (with occupiers such as River Island, Sports Direct and H&M). There is also the Vanguard Shopping Park that is home to John Lewis, Marks & Spencer and Next.

Adjacent to the site, there are a number of national occupiers including Taco Bell, McDonald's and Travelodge.

DESCRIPTION

The site is located in a prominent position overlooking Monks Cross Drive, to the rear of Monks Cross Retail Park.

The available site measures approximately 1.50 Acres (0.60 Hectares) and is of a regular shape and level throughout.

The front of the site is currently being redeveloped for a self-storage unit leaving the rear available.

There is the ability to create a second, separate access from the east side of the site, if required.

SUMMARY

- Prominent Site located by the popular Retail Park known as Monks Cross.
- Approximately 3 miles to the north of York City Centre
- Suitable for a number of uses (subject to planning)

PLANNING

The site currently has Outline Planning Consent for the development of circa 29,000 sq ft of B1, B2 and B8 accommodation. Other uses can be considered.

TENURE

The site is Freehold.

DEVELOPMENT PROPOSALS

We can provide a full range of opportunities from single office buildings to industrial units of various sizes and would consider other uses (subject to Planning). Indicative layouts are available upon request.

For further information, please contact the sole agent.

VIEWING INFORMATION

Any appointment to view the site is strictly by appointment only. To arrange, please contact the sole agent.

CONTACT

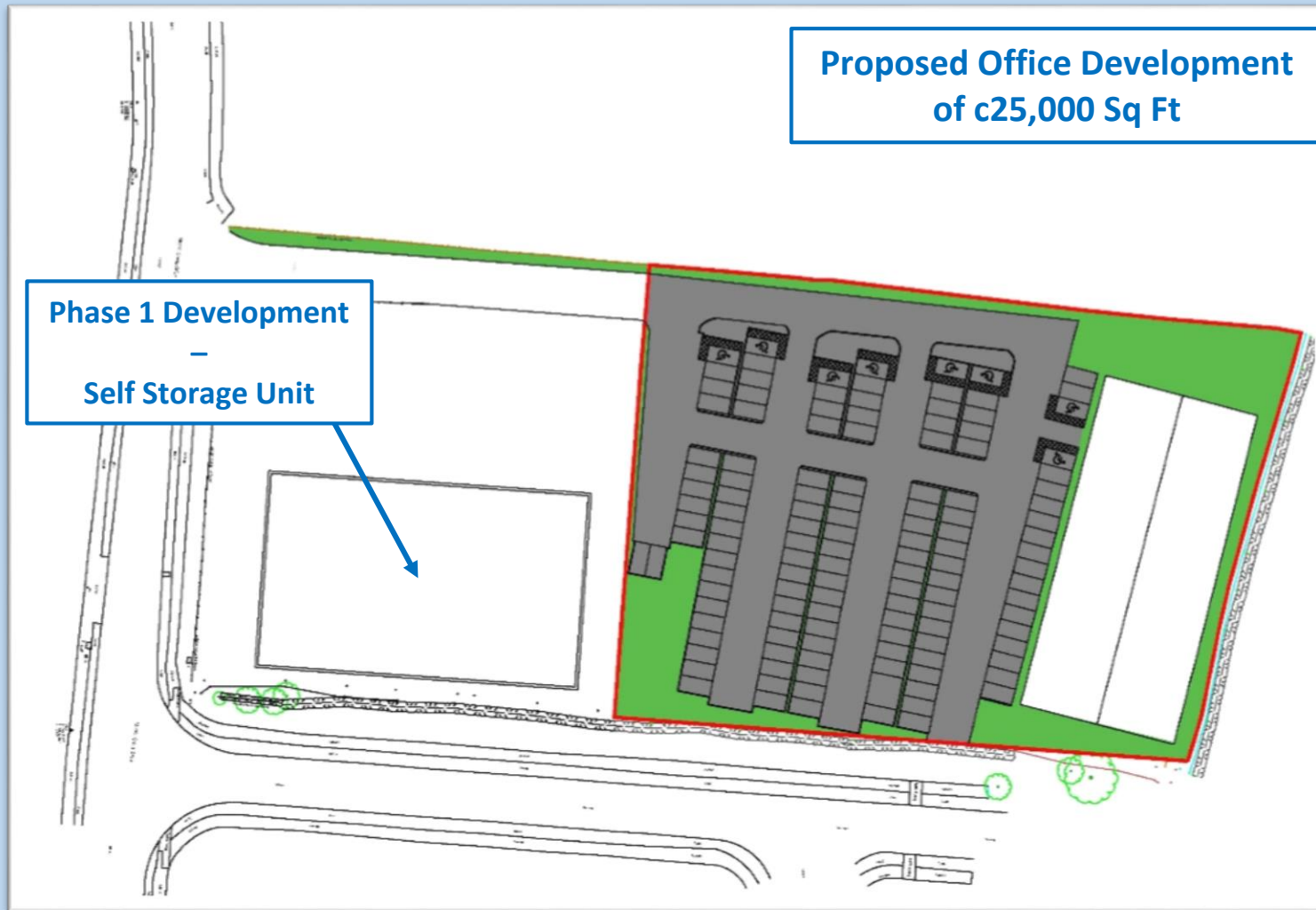
For further information on the sites, please contact the sole agents, Ryden:-



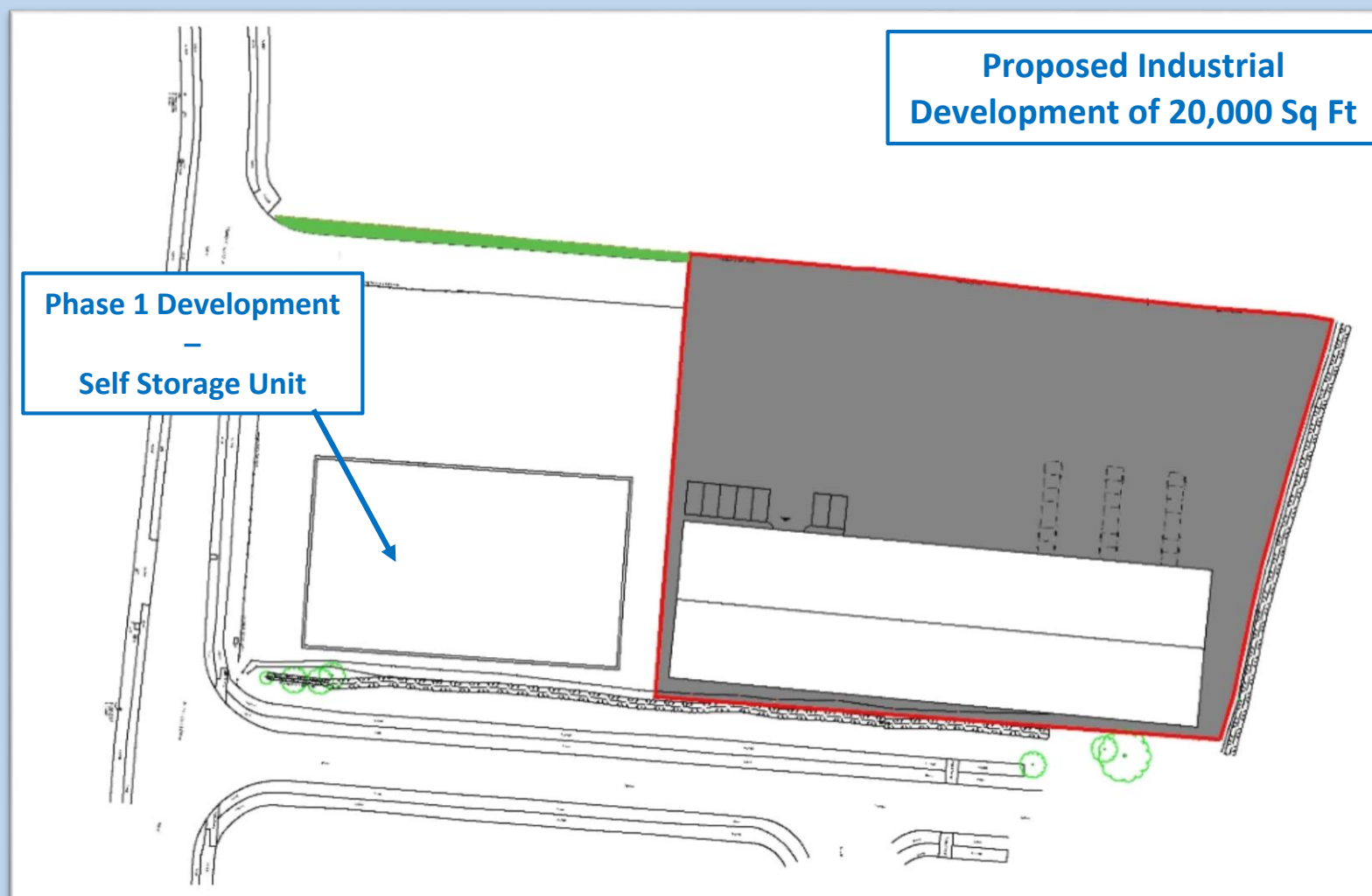
Dan Hodge
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Date: **March 2019** File Ref: **LEAG280**

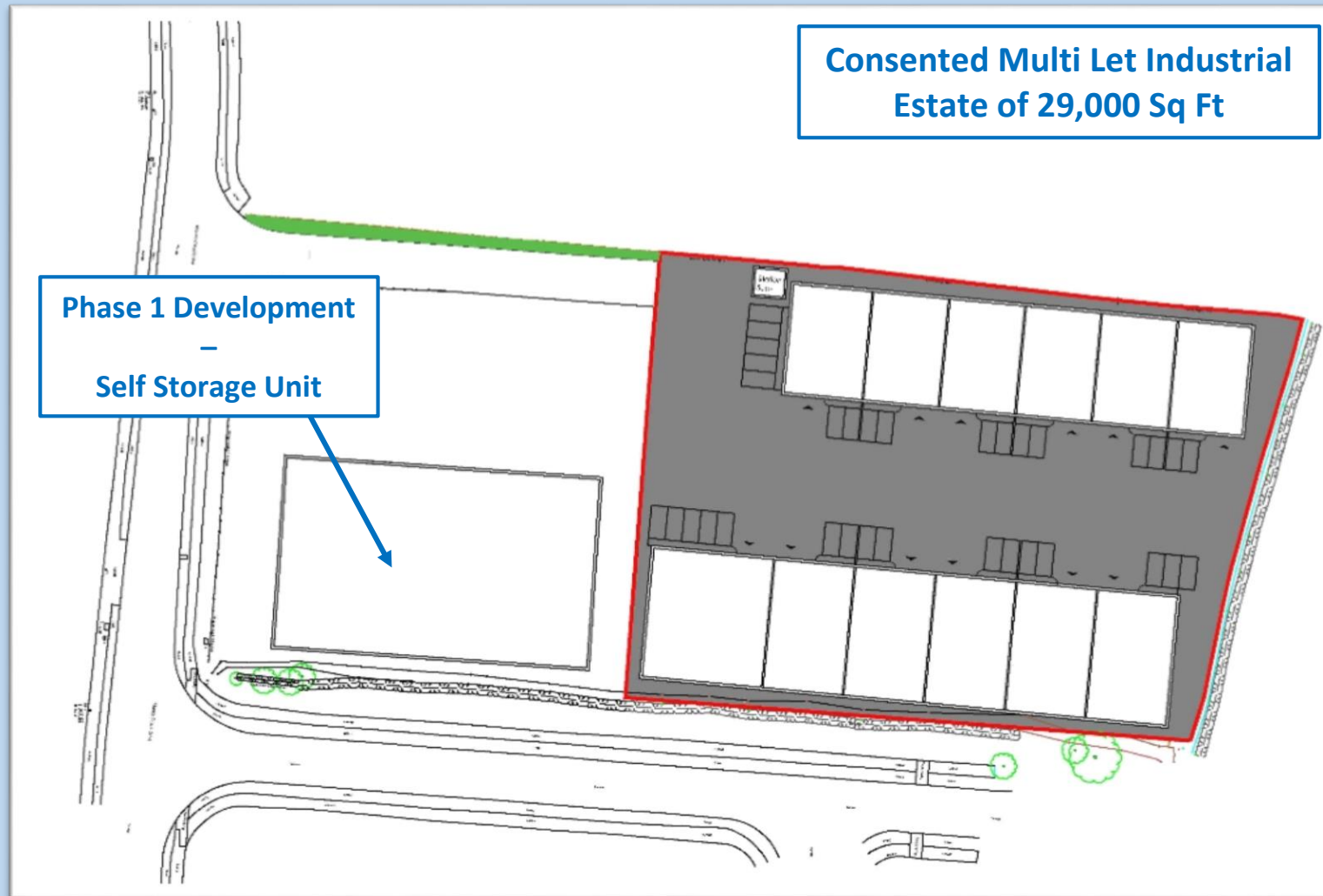
POTENTIAL DEVELOPMENT OPTION



POTENTIAL DEVELOPMENT OPTION



CONSENTED DEVELOPMENT LAYOUT

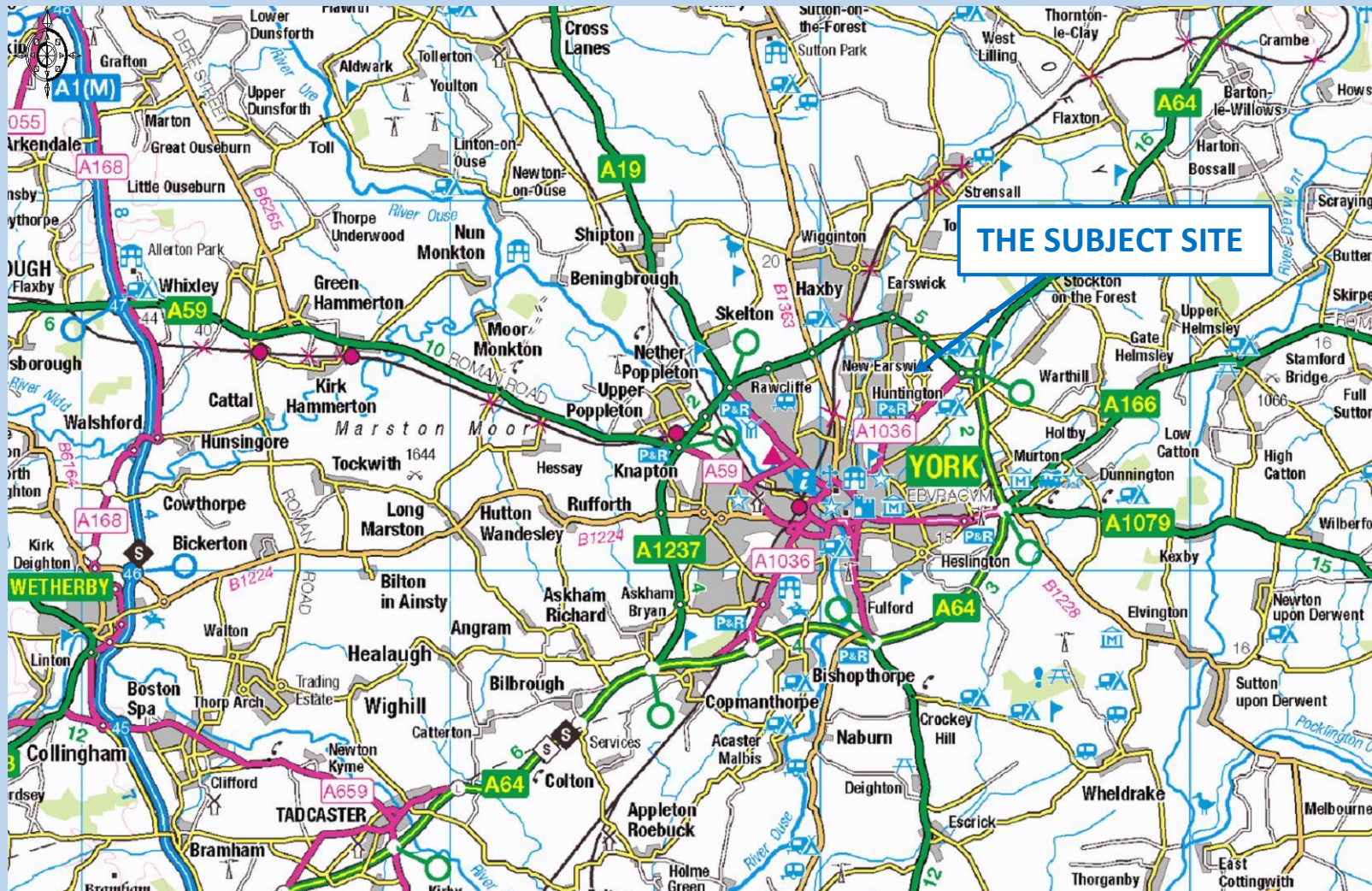


Ryden is one of the largest independent firms of commercial property consultants headquartered in Scotland with six offices in Edinburgh, Glasgow, Aberdeen, Leeds, London and Manchester; 44 partners and around 110 staff. We are award-winning chartered surveyors delivering a full range of services to property owners, occupiers, developers and investors. Our complete consultancy service is backed by unrivalled local knowledge that sets us apart from the competition. Our cross-discipline teams work on a regional and national basis and, as well as business accommodation, we advise on public sector property, residential property and development land. For the latest news from Ryden, visit www.ryden.co.uk/news follow us on Twitter @RydenNews or connect with us on LinkedIn.

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MAP



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