



Unit 2

Shires Bridge Business Park, Easingwold, York, YO61 3EQ

Modern High Quality Light Industrial / Trade Counter Unit within Prominent & Accessible Business Park on A19

2,694 sq ft
(250.28 sq m)

- Available with vacant possession or with the benefit of an existing lease producing £22,000 pax until 31.12.28
- Individual frontage
- External car parking/service area
- 6m eaves capable of incorporating additional mezzanine level

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Summary

Available Size	2,694 sq ft
Rateable Value	£17,250
VAT	The unit has been elected for VAT which will be payable on all outgoings associated with the premium.
Legal Fees	Each party is to be responsible for their own legal fees incurred in this transaction.
Estate Charge	The current occupier contributes in due proportion to the general maintenance of the estate.
EPC Rating	Upon enquiry

Description

The unit comprises a semi detached modern light industrial business premises incorporating high quality retrofitted office space with staff room and fully fitted kitchen area. Additional internal mezzanine storage space has been created above the office and amenity area.

The building is finished to a high standard of specification including:

- Portal steel framed construction
- Double skin Insulation
- 3 phase electricity
- Overhead internal lighting and 13 amp wall sockets
- Parking for 5 vehicles
- Service Area
- Access to high-speed fibre internet.
- Up and over powered vehicle access doors and personnel door
- Disabled specification WC with hand basin

Location

The property is located on the south side of Easingwold, situated immediately off the A19 approximately midway between York and Thirsk. Shires Bridge Business Park is an established business park accommodating a wide range of individual business's.

Accommodation

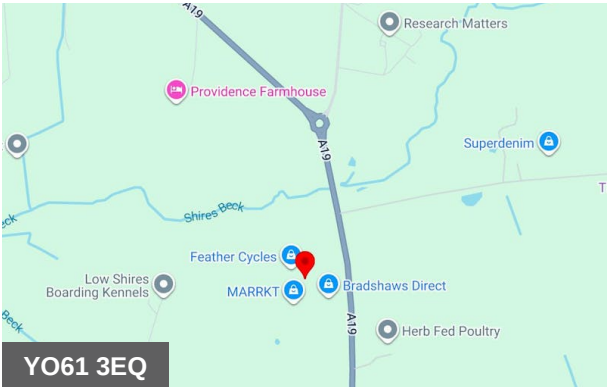
The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse & Ancillary	2,044	189.89
Mezzanine	650	60.39
Total	2,694	250.28

Terms

The unit is available effectively for sale with the benefit of full vacant possession, by way of the assignment of a 999 year lease from the 25th March 2010 at a peppercorn annual rent at a premium of £335,000.

Alternatively the unit can be acquired at the same premium with the benefit of an existing full repairing & insuring sub-lease to Tarpaulins Direct Limited due to expire 31.12.2028 at a passing rent of £22,000 per annum exclusive. In this case the purchase would be treated as a TOGC. A copy of the existing lease is available upon request.



Viewing & Further Information



Miles Lawrence
01904 217 941 | 07711868 336
MilesLawrence@cartertowler.co.uk