



To Let

4 Halifax Way, Elvington, YO41 4AU

Area 620 sq m (6,670q ft) approx

Industrial unit, designed for vehicle maintenance

Large concrete, fenced yard

Good office content

Rent £45,000 pa

briggsburley
Chartered Surveyors

Location

Elvington business Park is a popular business location on the edge of York, enjoying the benefits of a semi rural environment with excellent access to the City and main arterial roads, including the A64, A19, A1079, A1 and A1066.

Description

The building was originally designed as a bus depot and therefore has three loading doors, a concrete yard with interceptors, palisade fencing and good office content/store. A concrete floored mezzanine provides useful storage.

Accommodation

| | | |
|---------------|----------|-------------|
| Workshop | 360 sq m | 3,870 sq ft |
| Office/Stores | 130 sq m | 1,400 sq ft |
| Mezzanine | 130 sq m | 1,400 sq ft |
| Total | 620 sq m | 6,670 sq ft |

Services

Mains electric, gas, water and drainage.

Rates

The Rateable Value is £31,750

Rent

£45,000 pa

Service Charge

Lease

A new lease for a term of 10 years is available.

VAT

Prices and rent, where quoted, are exclusive of VAT.

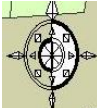
Energy Performance Certificate

The building has an EPC rating of D

A copy of the certificate is available on request.

Viewing

By appointment with Briggs Burley
Contact John Burley 07949 154881
jburley@briggsburley.co.uk



Ordnance Survey © Crown Copyright 2017. All rights reserved. Licence Number 100022432.
Getmapping plc 2017. Plottery Scale - 1:1250



