



For Sale or To Let

**Heyford Rd
Pocklington Industrial Estate
YO42 1NR**

Area 700 sq m (7,500 sq ft) approx

Warehouse/Factory with good office space
100KVA electric supply
Additional yard area if required

Location

Pocklington industrial A1079 which links York and Hull. The town itself has grown rapidly over recent years and also serves an expanding rural catchment area.

Description

This is a relatively modern steel framed building, with brick built lower walls and insulated steel cladding to the upper walls and roof.

There are good quality offices to one end at ground and first floor levels, three roller shutter doors to the front elevation and a small mezzanine.

Additional yard areas are available on licence.

Accommodation

Gross internal area 700 sq m (7,500 sq ft) approx, excluding mezzanine

Services

Approx 100 KVA electrical supply, mains water

Rates

The Rateable Value is £25,500 (this may be reduced slightly as it includes the whole of the surrounding yard).

Price

Offers will be considered in the region of £545,000.

Rent

£40,000 pa.

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 C

A copy of the certificate is available on request.

Viewing

By appointment with Briggs Burley
Contact John Burley 07949 154881
Or R M English
Contact Charlotte Curtis 01759 303202
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charlotte.curtis@rmenglish.co.uk