



Bowcliffe

FOR SALE

Modern Self-contained Industrial/Warehouse
Accommodation

GIA from 1,950 sq ft (181.16 sq m)
to 7,683 sq ft (713.8 sq m)



Joinery Works, Heritage Park
Outgang Lane
Osbalwick
York
YO19 5UW

LOCATION

The property is situated on Outgang Lane at Osbaldwick Industrial Estate. The property is located approximately 2 miles East of York City centre and benefits from excellent transport links being close to the A64 dual carriageway which connects in to the national motorway network thereafter.

The area is occupied by a mixture of office and warehouse buildings. Nearby occupiers include Selco Builders Merchants, William Birches & Sons Building contractors, Colas North Highways & Gaswise.

DESCRIPTION

The site provides a self-contained site with two warehouse units benefitting from a yard and parking area.

The main building provides a high quality self-contained industrial/warehouse unit with two storey offices and a mezzanine in the warehouse.

The unit benefits from the following: -

- Eaves height of 5.39m
- Two electric roller shutter doors
- Mixture of Halogen and fluorescent strip lights in the warehouse.
- 3 phase electric supply
- Heating in the warehouse provided by way of a wood burner
- Reception/office
- Kitchen/canteen
- Male/Female WC's
- Board room

ACCOMMODATION

The property provides a GIA of approximately the following: -

Unit 1
Warehouse/Office - 5,569 sq ft (517.37 sq m)
Mezzanine - 2,114 sq ft (196.40 sq m)
Total - 7,683 sq ft (713.77 sq m)

The unit benefits from a yard and parking on site.

The warehouse could be divided in to smaller units subject to agreement.

PRICE

The property is available at an asking price of £900,000 + VAT.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VAT

The property is registered for VAT and so VAT will be chargeable on the price.

BUSINESS RATES

According to the Valuation Office Agency website the units have the following Rateable value: -

Unit 1 – RV £34,995 per annum

For further information please contact the Business Rates Department at York City Council - 01904 551 140

EPC

An EPC is available upon request.

FURTHER INFORMATION

For further information or to make an appointment to view please contact the joint selling agents, Bowcliffe or Colenso Property Services.

Contact: Matthew Tootell

Tel: 0113 245 2452

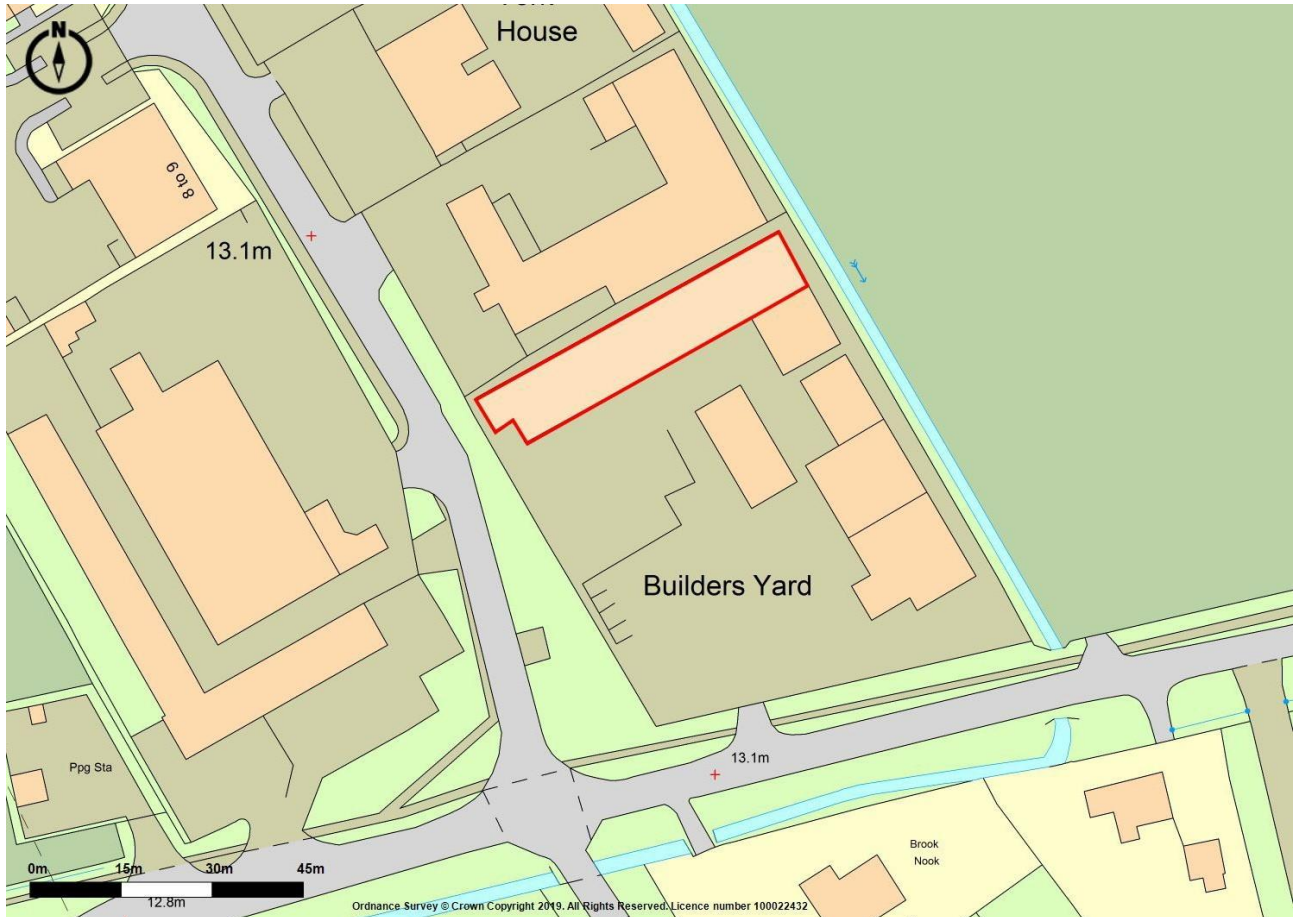
Email: mt@bowcliffellp.com

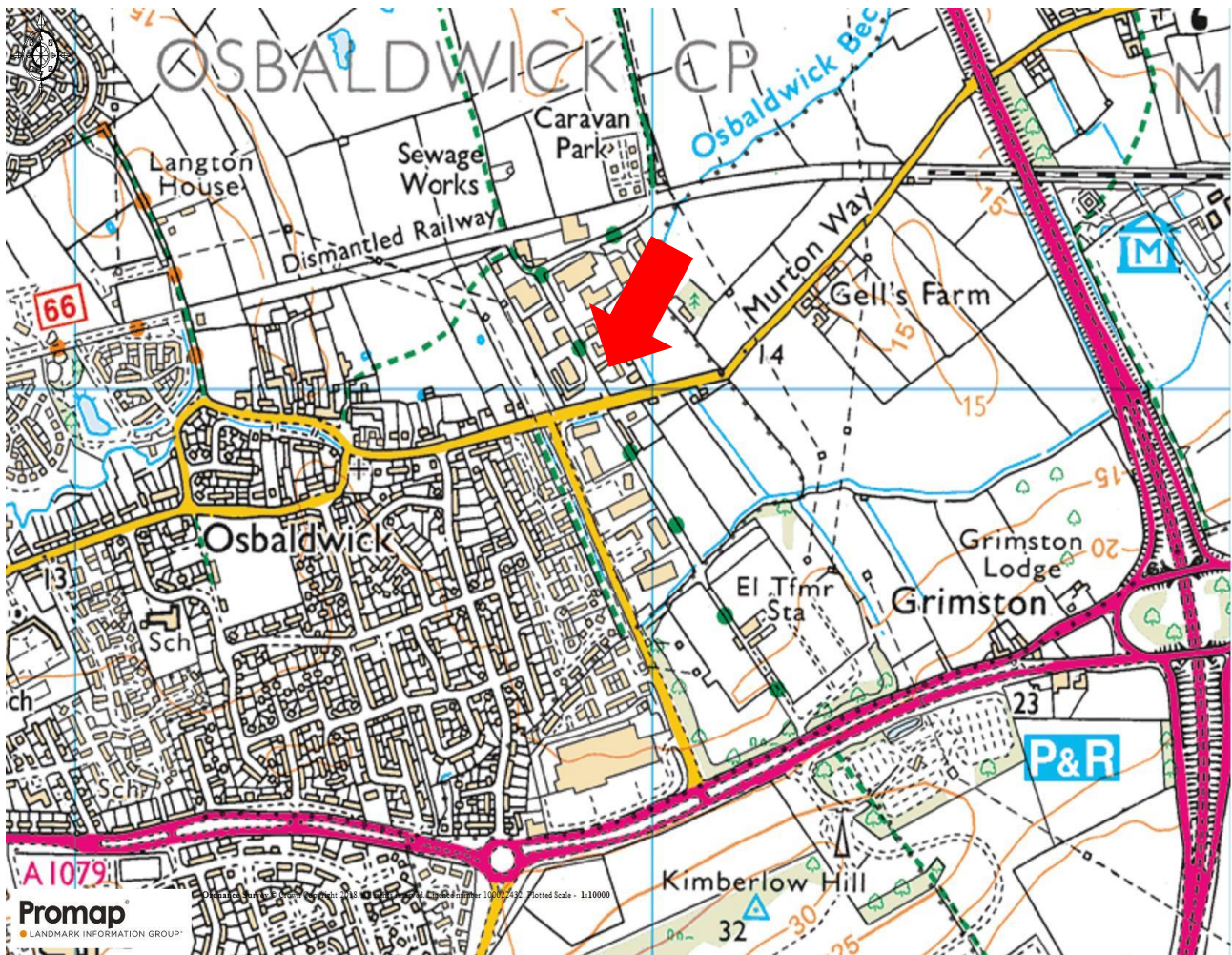
Contact: Tom Sykes

Tel: 01904 682 800

Email: ts@colensoproperty.com

Subject to Contract





THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991

Bowlcliffe for themselves and for the vendor(s) or lessor(s) of this property whose agents they are given notice that; (i) These particulars do not constitute, nor constitute part of, an offer or contract, (ii) All details are given in good faith and are believed to be correct but any intending purchaser or lessee must satisfy themselves as to the correctness of the details and must not rely upon them as statements or representations of fact, (iii) No person employed by Bowlcliffe has any authority to make or give any representation or warranty in relation to this property, (iv) Unless otherwise stated all prices and rents are quoted exclusive of VAT, (v) These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.