



# Bowcliffe

## FOR SALE

Modern Self-contained Industrial/Warehouse with  
ancillary office accommodation

GIA 18,355 sq ft (1705.19 sq m)



Kinloch House  
Northminster Business Park  
York  
YO26 6QU

## LOCATION

The property is situated on Northminster Business Park which is located just off the A59 and the Outer ring Road (A1237) and approximately 13 miles from the A1(M) intersection and connecting to the national motorway network thereafter. The property is located approximately 3.8 miles North West of York City centre and benefits from excellent transport links including Poppleton Railway Station which is a 10-minute walk and benefits from direct links from York to Harrogate.

The park also benefits from being located close to the Poppleton Park & Ride which provides regular bus service to and from York city centre.

Northminster Business Park is home to a mixture of office and warehouse occupiers including Pavers Ltd Head office, Xeikon, York Probe Sources Ltd, Softubs & Wombells Auctioneers.

## DESCRIPTION

The warehouse benefits 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 6.5m
- Up and over and electric roller shutter doors
- LED lighting in the warehouse.
- Ambi-rad heaters in the warehouse
- 3 phase electric and mains gas supply
- High quality offices at ground and first floor
- Comfort Cooling in some of the offices
- Kitchen tea points on each floor
- Male/Female/Disabled WC's
- Key pad entry system to main reception

## ACCOMMODATION

The property provides a GIA 18,355 sq ft (1705.19 sq ft).

## PRICE

The property is available at an asking price of £1.56M + VAT.

## ESTATE CHARGE

There is an estate charge to cover the maintenance and upkeep of the wider estate which is currently running at £7,455 per annum exclusive.

## 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 Building has the following Rateable value: -

RV £77,000 per annum

Rates Payable approximately £38,808 per annum exclusive.

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

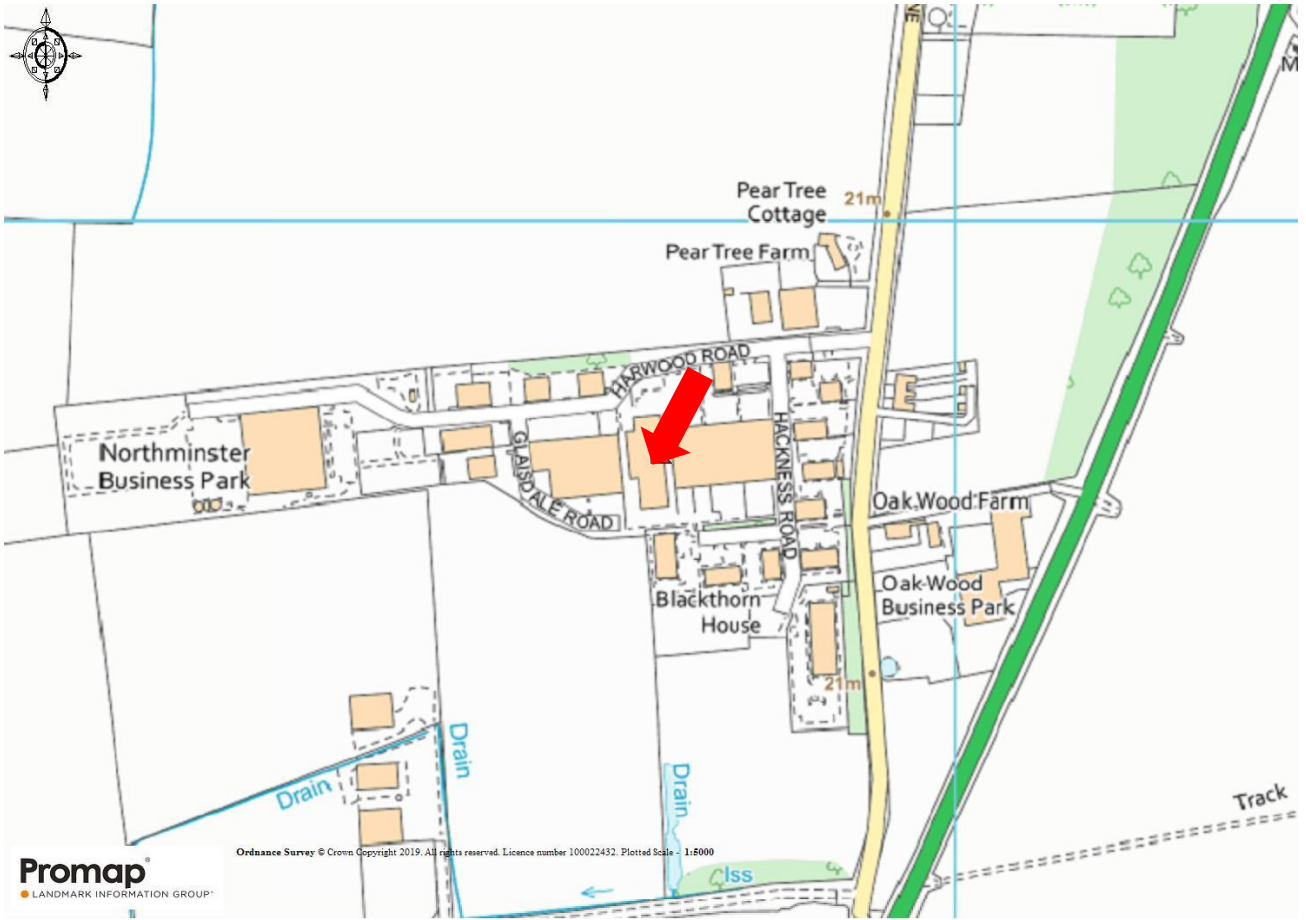
For further information or to make an appointment to view please contact the sole selling agent, Bowcliffe.

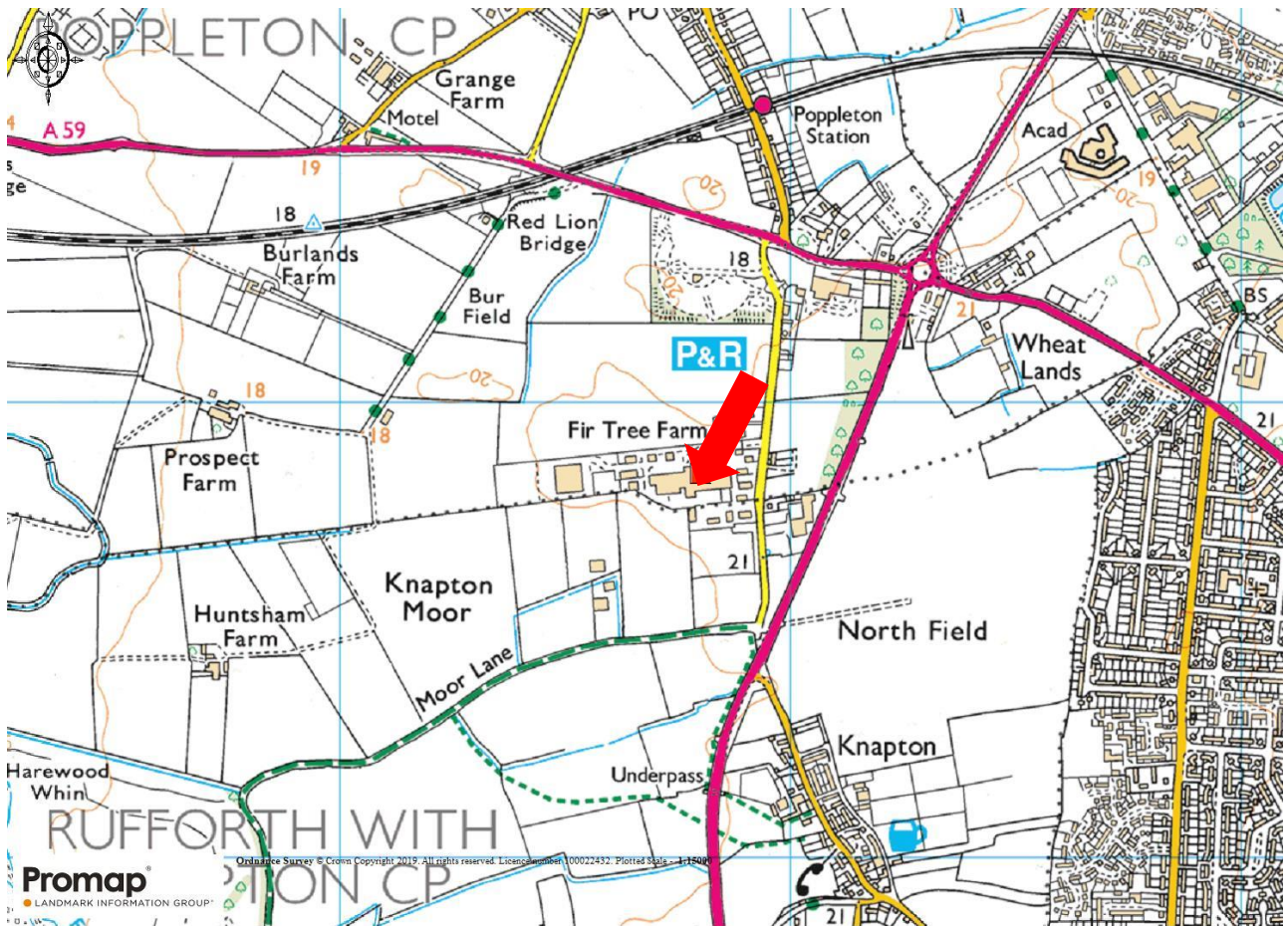
Contact: Matthew Tootell

Tel: 0113 245 2452

Email: [mt@bowcliffellp.com](mailto:mt@bowcliffellp.com)

Subject to Contract





THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991

Bowliffe 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 Bowliffe 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.