

To
LET

NEW INDUSTRIAL/ WAREHOUSE UNITS



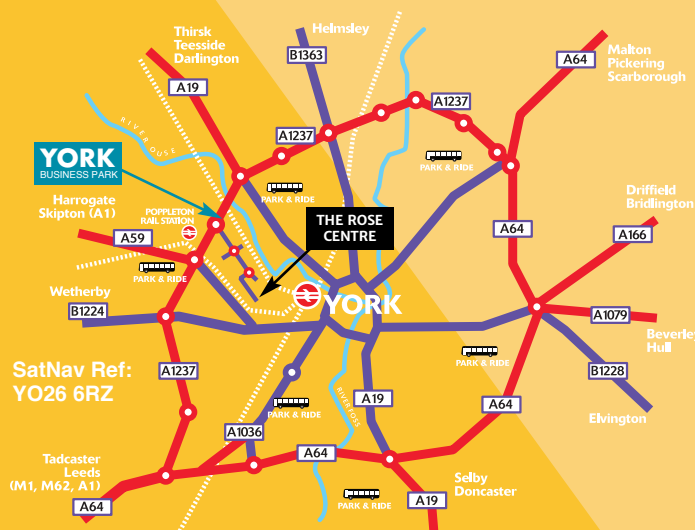
The Rose Centre
Rose Avenue
Nether Poppleton
YORK YO26 6RZ

LOCATION

Situated in the heart of the UK, York is an attractive vibrant and internationally renowned city considered to be one of the most desirable locations, to live, visit and do business. York has one of the fastest growing economies in the UK with a diverse range of businesses across a number of sectors including retail, tourism, rail, digital/IT, finance, insurance and high-tech innovation clusters.

The Rose Centre is located on Rose Avenue, York Business Park approximately 2 miles north west of York city centre adjacent to the A1237 Outer Ring Road. It is therefore ideally situated for access to Leeds, Harrogate, the A1, M1 and M62 motorways. York is on the East Coast Main line and therefore has excellent rail links to London and Edinburgh.

York Business Park is a successful established mixed use development and benefits from a number of local amenities to serve the business occupiers, such as Bannatyne's Health Club, Papoose Children Day Nursery, the Millfield Travel Inn and Brewers Fayre, quality restaurants and a Co-Op Petrol Station with convenience store.



DESCRIPTION

Following earlier successful phases of development the final phase of The Rose Centre is now available for occupation and comprises high quality industrial/warehouse units of steel portal framed construction benefiting from the following excellent specification:

- 3 phase electricity
- Ducting for data connectivity
- WC and kitchen facilities
- Dedicated parking
- Extensive landscaped environment
- External lighting

TERMS

The units are offered on new full repairing and insuring leases for a term of years to be agreed. The above rents are exclusive of VAT which will be charged at the standard rate.

RATES

The properties are newly constructed and will require assessment.

VAT

VAT will be charged on the rent and all other outgoings. Any offer received will be deemed to be exclusive of VAT.

ENERGY PERFORMANCE CERTIFICATES

EPCs are available and copies are available to interested parties upon request.

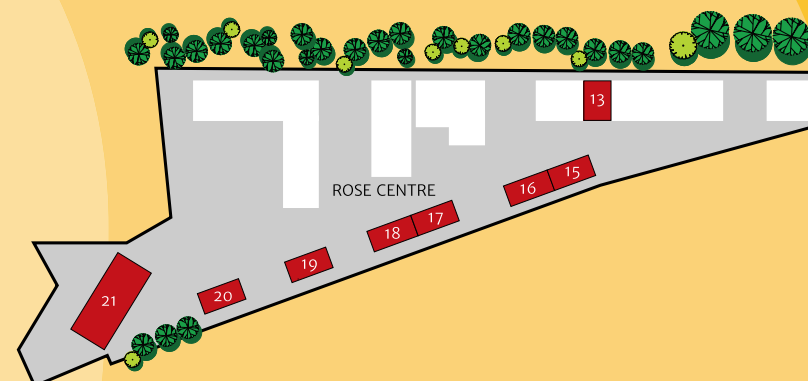
LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with the transaction, and any other outgoings.

ACCOMMODATION

This final phase comprises unit sizes as follows:

UNIT	AREA SQ M	AREA SQ FT	RENT PER ANNUM
Unit 13	121.87 sq m	1,311 sq ft	£13,500
Unit 15	79.99 sq m	861 sq ft	£9,500
Unit 16	80.18 sq m	863 sq ft	Under Offer
Unit 17	67.64 sq m	728 sq ft	£8,000
Unit 18	67.30 sq m	724 sq ft	£8,000
Unit 19	69.73 sq m	751 sq ft	Under Offer
Unit 20	108.30 sq m	1,166 sq ft	£12,000
Unit 21	418.06 sq m	4,500 sq ft	Under Offer



VIEWINGS/FURTHER INFORMATION

Please speak to the joint agents:



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