



# Bowcliffe

FOR SALE / TO LET  
High Quality Warehouse/Office Unit  
5,000 sq ft (464.51 sq m)



Unit 4 Novus  
Opus Avenue  
York Business Park  
York  
YO26 6BL



Trinity One, Neptune Street, Leeds, LS9 8AE  
Tel. +44 (0)113 2452452

Reg. No. 08336971  
Regulated by RICS

## LOCATION

Unit 4 Novus is situated on Opus Avenue on the popular and established York Business Park. The business park is located approximately 2 miles Northwest of York city centre adjacent to the A1237 Outer Ring Road. The unit is ideally situated for access to Leeds, Harrogate and has excellent links to the A1/M1 and M62 motorways.

York Railway station provides excellent national connectivity with the fastest time to London Kings Cross being 1 hour 50 minutes.

Neighbouring occupiers include Bannatyne's Health Centre, Papoose Children's nurse, Premier Inn/Brewers Fare, nearby café and restaurants and a Petrol Filling Station with a Co-op convenience store.

## DESCRIPTION

The unit provides warehousing accommodation on the ground floor with high quality office accommodation at first floor level.

The warehouse benefits from the following:-

- Designated loading area
- Roller shutter door
- Male/Female/Disabled WC's
- Floor loading of 15KN/m<sup>2</sup>

The office benefits from the following: -

- Predominantly open plan with some internal partitions to create private offices/meeting rooms
- Suspended ceilings with integral lighting
- Perimeter trunking
- Kitchen
- Fully carpeted
- Gas central heating system
- 10 Parking spaces

## ACCOMMODATION

The premises will provide approximately 5,000 sq ft (464.51 sqm).

## TERMS

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed at an asking rent of £75,000 per annum exclusive.

Alternatively, the unit is available for sale at offers in the region of £995,000 exclusive.

## ESTATE CHARGE

An estate charge is in place for the maintenance and upkeep of the common parts.

## 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 rent/price.

## BUSINESS RATES

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

## EPC

An EPC will be available upon completion.

## FURTHER INFORMATION

For further information or to arrange a viewing contact the joint agents:-

Bowcliffe

Contact: Matthew Tootell

Tel: 0113 245 2452 / 07525 237 325

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

McBeath Property Consultancy

Contact: Andrew McBeath

Tel: 01904 692929 / 07725 416002

Email: [andrew@mcbeathproperty.co.uk](mailto:andrew@mcbeathproperty.co.uk)

Subject to Contract



THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991

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