



Bowcliffe

TO LET

Secure Yard Area  
Approx 0.14 Acres



Oakwood Business Park  
York  
YO26 6QZ

## LOCATION

Oakwood Business Park is located on Northfield Lane just off the A59 just north of the A1237 York Outer Ring Road providing access to the A64M and the national motorway network.

York City Centre is approximately 3.8 miles east of the Business Park and Poppleton Railway station is approximately 10 minutes' walk which provides links to Harrogate and York city centre. The park also benefits from the being next to Poppleton Park & Ride facility.

The business park provides a range of good quality industrial, workshops and warehouse units which offers a range of size of units.

The site benefits from on-site concierge and 24 hours CCTV. Other occupiers on the park include GMS Ltd, The York Pie Company, Plumbcore, Bert & May and Total Sports Ltd.

## DESCRIPTION

The yard provides a hard core surfaced secure site which is fenced and gated.

The yard area benefits from mains water but doesn't benefit from mains electric or drainage.

## ACCOMMODATION

The site provides approximately 0.14 Acres.

## TERMS

The yard is available by way of a licence at a rent of £12,000 per annum exclusive.

## ESTATE CHARGE

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

## 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.

## BUSINESS RATES

The ingoing tenant will be responsible for any business rates payable for the benefit of the yard area.

For further information please contact the Business Rates Department at York City Council – 01904 551140

## FURTHER INFORMATION

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

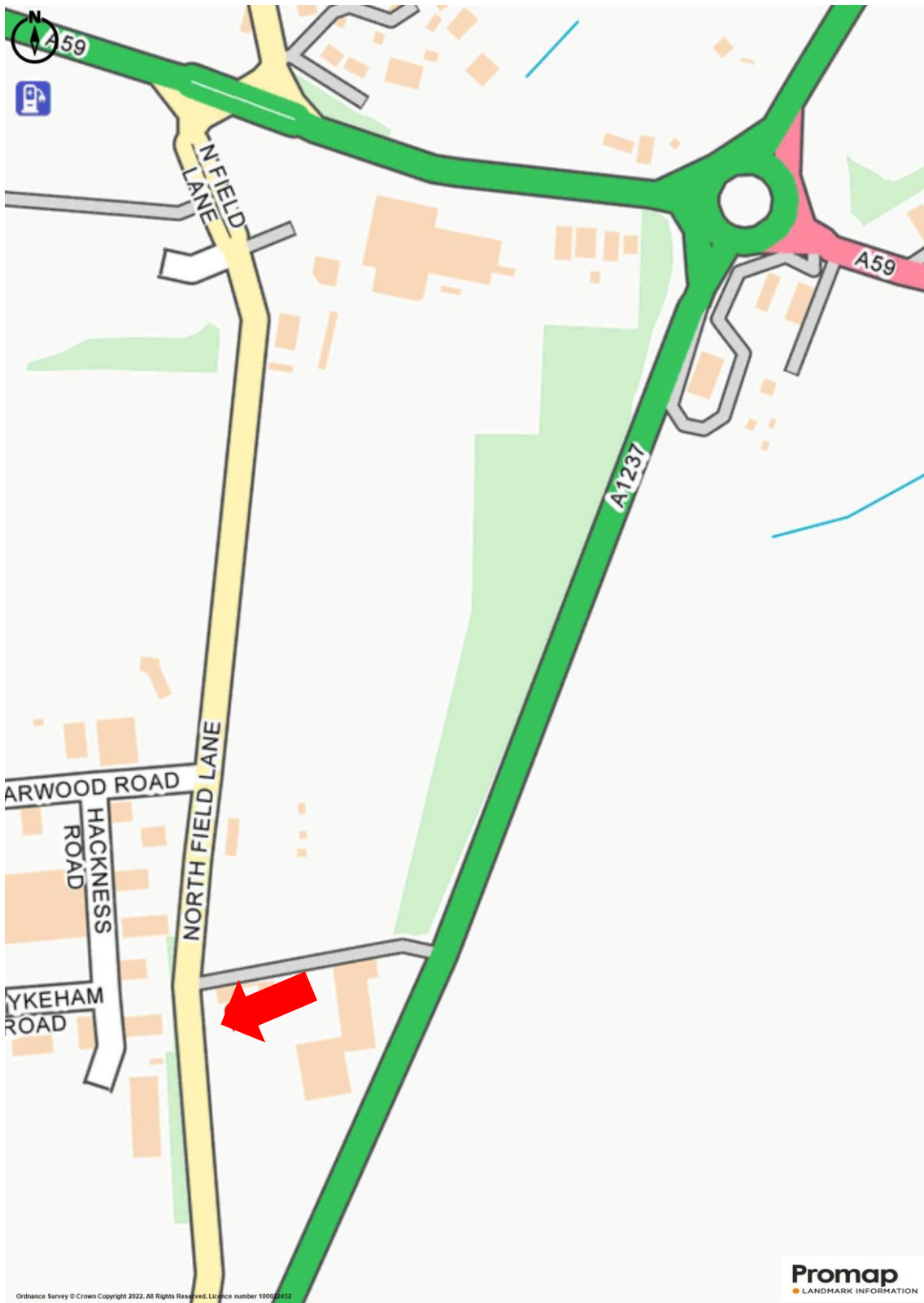
Bowcliffe

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Subject to Contract



THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991

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