Bielby Associates
Property Consultants

Bowcliffe

TO LET

Secure Yard Area / External Manufacturing Site
Approx 11.2 Acres

Pocklington Industrial Estate
Wellington Road
York, YO42 1NR

LOCATION

Pocklington Industrial Estate is an established industrial area situated 2 miles south west of Pocklington town centre.

Pocklington is an affluent market town in the East Riding of Yorkshire which has experienced substantial growth in recent years, with a high number of residential developments either underway or recently completed within the town.

York City Centre is approximately 10 miles north west and Market Weighton approximately 6 miles to the south east, with Hull being located approximately 22 miles due south.

DESCRIPTION / ACCOMMODATION

The site extends to circa 11.2 Acres and comprises of a hardstanding secure site with a detached modern industrial / warehouse building, which extends to approximately 12,000 sq ft; benefiting from 3.9m minimum eaves and 5.93m maximum eaves height.

The site has CCTV and is secured by a perimeter fence and benefits from a 200-amp power supply. There are a number of tower floodlights and additional floodlighting on the large warehouse building.

There is an amenity building which equates to approximately 2,990 sq ft and comprises of a staff welfare / breakout room, kitchen, store rooms and additional rooms suitable for office or administrative use.

The site has two access points, one from Lancaster Road and the main access point is via Wellington Road.

Approximately 7 acres of the site are concrete hardstanding with the remainder being tarmac or compacted hard surface.

The site benefits from all mains service other than gas. There is an acoustic fence that has been erected by the current tenant, which was a condition of a recent planning application to allow for manufacturing to take place on the site between the hours of 07.00 and 22.00 on part of the site edged in red. The remainder of the site (edged in blue) does not have any such restrictions.

TERMS

There is currently lease in place for 5 years from February 2022. The site is available by either Sublet or Assignment (of the whole), alternatively, there may be an opportunity for a new lease, subject to covenant strength and agreement.

The premises are available to lease as a whole at a quoting rent of **£250,000.00** per annum exclusive, subject to contract.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VAT

The property is registered for VAT and therefore VAT will be chargeable on the rent at the prevailing rate.

BUSINESS RATES

The ingoing tenant will be responsible for any business rates payable for the benefit of the overall site.

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

FURTHER INFORMATION

For further information, including copied of the most recent planning consent; or to make an appointment to view the site and premises, please contact the joint letting agents, Bowcliffe or Bielby Associates.

Bowcliffe
Contact: Matthew Tootell
Tel: 0113 245 2452 / 07525 237325
Email: mt@bowcliffellp.com

Bielby Associates
Contacts: James Bielby
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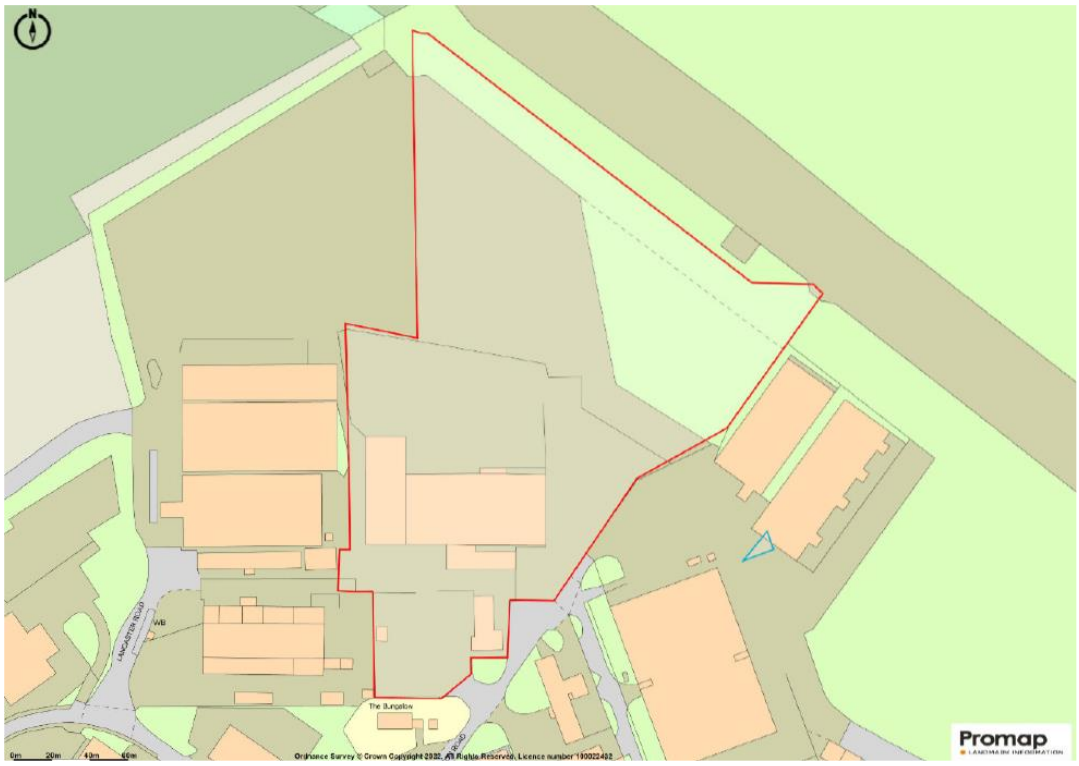
Email: james@bielbyassociates.co.uk

Subject to Contract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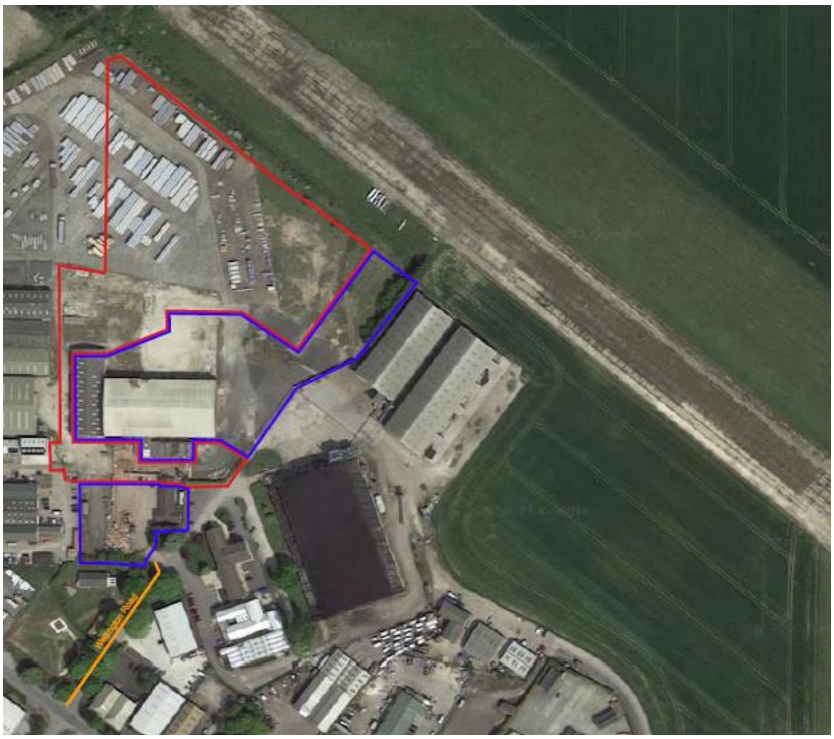

THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991

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