

TO LET - Industrial / Warehouse Unit
36,524 sq ft

York 36



- Established Industrial location
- Large concrete service yard
- Secure site
- 8.5m clear internal eaves height

Keyline for identification purposes only.

York 36 - Hunter Drive, Airfield Business Park, Elvington, York, YO41 4AU



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Description

The property comprises a modern high bay warehouse of steel portal frame construction with profiled metal sheeting to the external elevations and roof. The warehouse specification includes a clear minimum eaves height of 8.5m with concrete slab flooring, with lighting by way of a combination of LED and Halogen lighting throughout on PIR sensors.

Ancillary office space is provided by way of a two storey block situated at the front of the building including an extension of ground floor office space to the rear of the original two storey block. The office space is of

modern specification including central heating, perimeter trunking, double glazed windows and carpeting throughout, with both male and female WC's.

Externally the unit benefits from a large concrete service yard, landscaping and designated spaces for vehicle parking. The property is situated on a regular shaped site surrounded by perimeter steel security fencing to a secure, private yard with its own secure access.

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Accommodation

Floor	Use	Sq Metres	Sq Feet
Ground	Warehouse	3,103.88	33,410
Ground	Offices	199.33	2,146
First	Offices	89.91	968
Total Gross Internal Area:		3,393.12	36,524



Location

York 36 is situated on Hunter Drive, part of the wider Airfield Industrial Estate, in Elvington, York. The estate is strategically located 3 miles south east of the A64 and 7 miles east of the A19 which provide links to the M1 and M62 Motorways respectively. Elvington is located less than 6.5 miles to the south east of York City Centre, and is a former RAF airfield.

Airfield Industrial Estate is an established industrial location within York, with the unit itself being accessed via Hunter Drive, which leads directly onto Halifax Way and in turn Elvington Lane (B1228) providing access to the A64 (York & Leeds) to the north west, and the A1079 (Hull) to the east.

EPC

The property has an EPC rating of E.

Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed. Rent on application.

Legal Costs

Each party responsible for their own legal fees.

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Viewings

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