



**Detached Warehouse / Distribution Premises
39,885 Sq Ft (3,705.32 Sq M) on a 3.56 acre site**

- Superb access to York City Centre, York Ring Road (A1237) and the A64
- Eaves height up to 6.8 metres
- Loading via 24 raised and 3 ground level loading doors
- Extensive yard and loading area
- Fully secure site with security gatehouse and barrier controlled entrance
- Detached vehicle maintenance unit



Location

The property is strategically located just off the York Ring Road (A1237), just over 3 miles from York City Centre and circa 4.5 miles north of the A64.

The premises are accessed off Millfield Lane, which leads directly onto the York Ring Road (A1237).

Description

The premises provide a detached warehouse / distribution facility which benefits from the following specification;

- 3.56 acre (1.44 hectare) site
- Eaves height of up to 6.8 metres
- Loading via 24 raised and 3 ground level loading doors
- Extensive yard and loading area
- Fully secure site with security gatehouse and barrier controlled entrance
- Detached vehicle maintenance unit (VMU)
- 2 storey ancillary offices / welfare facilities with separate parking

Accommodation

Accommodation	Sq. m	Sq. ft
Warehouse	2,993.73	32,225
Ground Floor Offices	279.77	3,011
First Floor Offices	146.37	1,575
Vehicle Maintenance Unit	275.58	2,966
Gatehouse	9.93	107
Total	3,705.38	39,885
Mezzanine	82.24	885



EPC

A copy of the EPC certificates and reports are available on request.

Legal Costs

Each party is to be responsible for their own legal costs incurred in connection with the completion of the transaction.

Terms

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

Rent on application.

Viewings

For further information or to arrange a viewing please contact;

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