

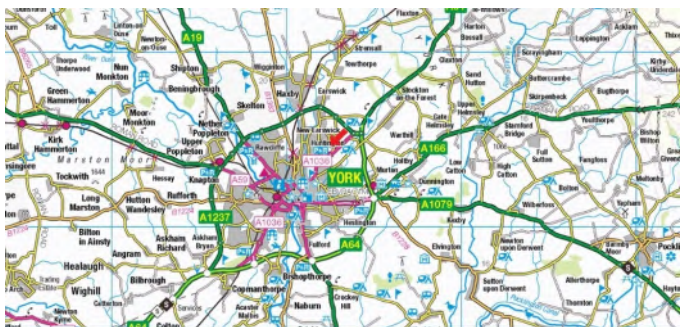
TO LET

18 Kathryn Avenue
Monks Cross
York
North Yorkshire
YO32 9JS



Modern Detached Hybrid Warehouse / Office Premises 2,986 Sq Ft (277.4 Sq M)

- Established trade counter / retail / leisure location
- Superb access to the York Outer Ring Road (A1237), York City Centre and the A64
- Large secure yard
- High quality offices of 1,205 sq ft



Location

The property is situated at Monks Cross, which is one of York's main out of town retail, leisure and office destinations. Monks Cross is strategically situated just off both the York Outer Ring Road (A1237) and the A64 and is located circa 2.5 miles to the north east of York City.

The property itself is accessed off Kathryn Avenue, which leads onto Jockey Lane which in turn provides easy access onto both the York Outer Ring Road (A1237) and the A64.

Description

The property provides a modern detached hybrid office / warehouse building which has been substantially refurbished and provides the following specification;

- Large secure yard area
- High quality offices of 1,205 sq. ft
- Loading via a single electrically operated ground level door

Accommodation

Area	Sq. m	Sq. ft
Warehouse	166.12	1,788
Ground Floor	55.65	599
First Floor Offices	55.65	599
Total	277.42	2,986
Mezzanine	51.79	558



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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