



Modern Detached Warehouse / Industrial Premises 16,081 Sq Ft (1,493.92 Sq M)

- Superb access to the A1(M) and M62 Motorways
- Eaves height of 7 metres
- Large secure yard and loading area
- Loading via 2 electric ground level doors
- HQ style offices
- Fully secure and gated site



Location

The property is situated within the heart of the Sherburn Industrial Estate, which is located approx 5 miles from Junction 42 of the A1(M) Motorway.

The property itself is accessed off Hurricane Close, which leads directly onto Bishopdyke Road (B1222) via Hurricane Way. is also accessed directly off Lancaster Close.

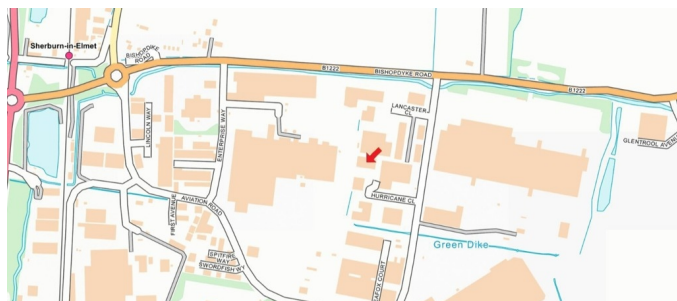
Description

The property provides a very modern detached warehouse / industrial property, which benefits from the following specification;

- Eaves height of 7 metres
- Large secure yard and loading area
- Loading via 2 electric ground level doors
- Fully secure and gated site
- HQ style offices with reception area
- Passenger lift and dedicated kitchen area

Accommodation

Area	Sq. m	Sq. ft
Warehouse	1,112.16	11,971
Ground Floor Offices	190.90	2,055
First Floor Offices	190.90	2,055
Total	1,493.96	16,081



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;

Paul Mack
0113 285 5981
paul@gvproperty.co.uk

Jonathan Jacob
0113 285 5984
jonathan@gvproperty.co.uk

Will Woodhall
0113 200 3987
will@gvproperty.co.uk



PROPERTY CONSULTANTS

Agency | Building Surveying and Project Management | Investment | Lease Advisory and Asset Management