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TO LET

Unit 17d
Marston Moor Business Park
Tockwith
North Yorkshire
YO26 7QF



Modern Detached Warehouse / Industrial Premises
4,824 Sq Ft (448.15 Sq M)

- Superb access to the A1(M) Motorway, Wetherby, Harrogate and York
- Eaves height of 7 metres
- Loading via 3 ground level doors
- Generous secure yard with separate car parking
- Fully secure estate





Location

Marston Moor Business Park is strategically situated approximately 4.5 miles from both Junctions 46 and 47 of the A1(M) Motorway, just under 6 miles from Wetherby Town Centre and circa 10 miles from York City Centre.

Marston Moor Business Park is accessed off Rudgate, which leads directly to Junction 46 of the A1(M) Motorway via York Road (B1224) and Junction 47 of the A1(M) Motorway via New Road (A59).

Description

The property comprises a modern warehouse / industrial building with the following specification;

- Eaves height of 5.6 metres
- Loading via single ground level door
- Generous parking provisions
- Fully secure estate

Accommodation

Area	Sq. m	Sq. ft
Warehouse	448.15	4,824

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 transaction.

Terms

The building is available by way of a new full repairing and insuring lease on terms to be agreed.

Rent on application.

Viewings

For further information or to arrange a viewing please contact;

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