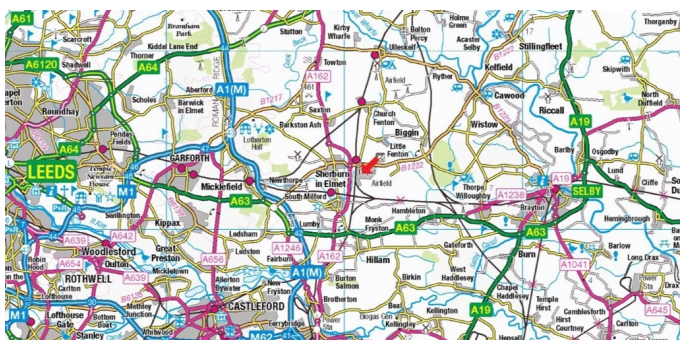




Modern Detached Warehouse / Industrial Unit 5,615 Sq Ft (521.63 Sq M)

- To be fully refurbished
- Established an popular industrial location
- Eaves height of 6.10 metres
- Generous car parking provision
- High quality ancillary offices



Location

The property is situated within the established and highly popular Sherburn Industrial Estate, which is strategically located approximately 5 miles from Junction 42 of the A1(M) Motorway and just over 8.5 miles to the north east of Junction 32A of the M62 Motorway.

The property itself is accessed off Swordfish Way, which leads directly onto Bishopdyke Road (B1222) via Aviation Road.

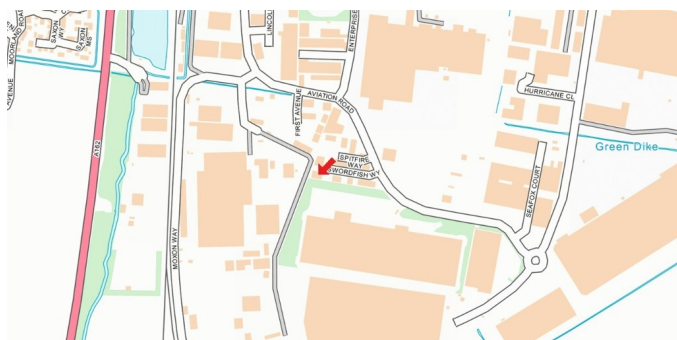
Description

The property comprises a modern, detached warehouse / industrial unit with the benefit of the following specification;

- To be fully refurbished
- Established an popular industrial location
- Eaves height of 6.10 metres
- Generous car parking provision
- High quality ancillary offices

Accommodation

Area	Sq. m	Sq. ft
Warehouse / Factory	283.74	3,054
Ground Floor Offices / Machine Workshop	99.36	1,070
First Floor Offices	138.55	1,491
Total	521.65	5,615



EPC

The property currently has an EPC rating of C-69.

Legal Costs

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

Terms

The property is available by way of a new full repairing and insuring lease. Rent on application.

Viewings

For further information or to arrange a viewing please contact;

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