

TO LET

Unit 18C Marston Moor Business Park, Tockwith, YO26 7QF

5,085 Sq Ft (472.4 Sq M)

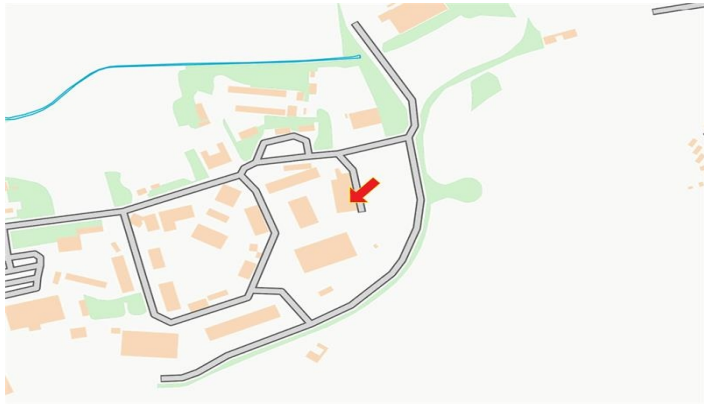
Modern Warehouse / Industrial Unit

- Superb access to both Junctions 46 & 47 A1(M)
- Loading via 2 electric ground level roller shutter doors
- Eaves height of 5.8 meters
- High quality ancillary offices
- Generous car parking provisions
- Fully secure estate with on site CCTV

 **0113 245 6000**

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Location

The property is located on Marston Moor Business Park, approximately 5 miles to the east of Wetherby and only a 10 minute drive to Junction 46 of the A1 (M). The site is accessed from via Rudgate from the B1224 York / Wetherby Road.

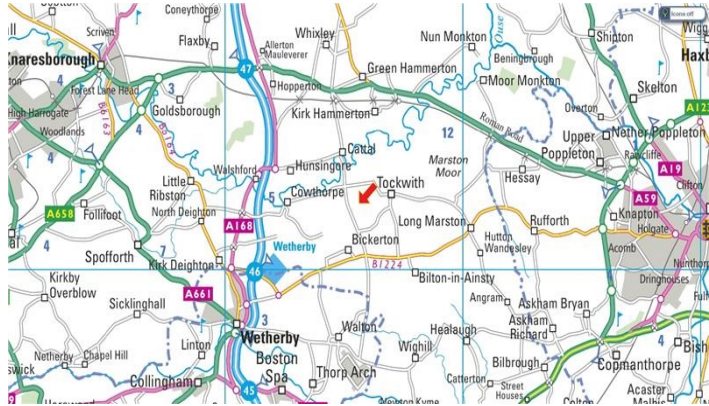
Description

The property comprises a modern industrial unit of steel portal frame construction benefitting from the following specification;

- Loading via 2 electric ground level roller shutter doors
- Eaves height of 5.8 meters
- High quality ancillary offices
- Generous car parking provisions
- Fully secure estate with on site CCTV

Accommodation

Accommodation	Sq.m	Sq.ft
Warehouse	418.88	4,509
Office	53.47	576
Total	472.35	5,805



Terms

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

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.

Viewings

For further information or to arrange a viewing please contact;

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