



Detached Industrial / Warehouse Premises 51,497 Sq Ft (4,784.07 Sq M)

- Short term income producing until September 2026 with the ability to obtain vacant possession if required
- Superb access to the A1 (M) and M62 Motorways, Leeds and North Yorkshire
- Eaves height of 6.3 metres
- Good sized secure yard and loading area
- Multiple ground level loading doors



Location

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

Moor Lane Trading Estate itself is accessed off Moxon Way, which leads directly onto Bishopdyke Road (B1222) via Aviation Road.

Description

The premises comprise a detached, three bay industrial / warehouse property which benefits from the following specification;

- Eaves height of 6.24 metres
- Multiple ground level loading doors
- LED lighting throughout
- Good sized secure yard and loading area

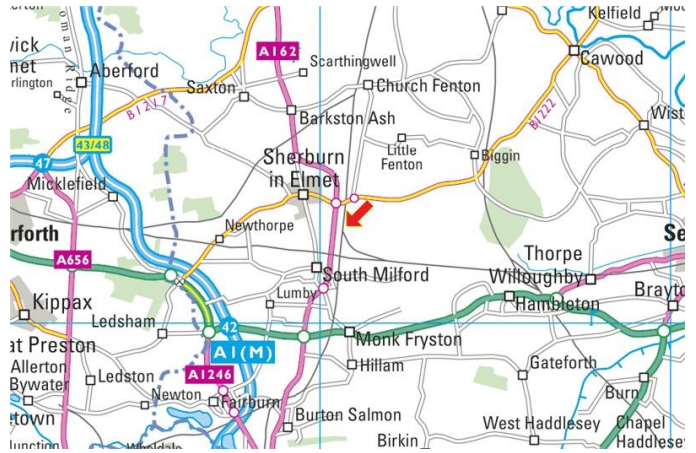
Accommodation

| Accommodation | Sq. m | Sq. ft |
|---------------|----------------|---------------|
| Unit 32 | 1,601.5 | 17,238 |
| Unit 33 | 1,582.4 | 17,032 |
| Unit 34 | 1,600.5 | 17,227 |
| Total | 4,784.4 | 51,497 |



PROPERTY CONSULTANTS

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



EPC

A copy of the EPC certificate and report is 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 999 year lease at a peppercorn rent. The property is subject to an existing lease to Classic Carriers Ltd expiring 12th September 2026, producing a rental income of £128,645.00 per annum. It is anticipated that vacant possession could be obtained sooner, if required.

Further information is available on request.

Viewings

For further information or to arrange a viewing please contact;

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