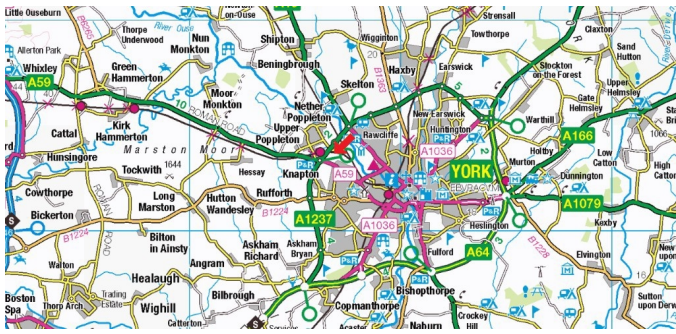




## **Modern Detached Two-Storey Office Building with Ancillary Workshop 13,922 Sq Ft (1,293.35 Sq M)**

- Superb access to the York City Centre, York Ring Road (A1237) and the A64
- Within walking distance of both Poppleton Train Station & Poppleton Park & Ride
- Modern dedicated reception area
- Large modern purpose built kitchen facilities
- Air conditioning throughout
- Workshop facility with loading via 2 ground level roller shutter doors
- Self contained car park with 29 demised spaces



## Location

The property is strategically positioned only a few hundred yards from the York Ring Road (A1237), approx. 3 miles to north west of York City Centre and just over 4 miles north of the A64. The premises are accessed off Millfield Lane, which leads directly onto the York Ring Road (A1237).

Amenities within close proximity include Liliput Day Nursery, Asda Petro Filing Station, Wetherby Whaler, Premier Inn, Bannatyne Health Club, McDonalds and M&S Simply Food.

Public Transport connections include Poppleton Train Station and Poppleton Park & Ride, which are both in walking distance.

## Description

The property provides an extremely modern detached two-storey office building with ancillary workshop facility, which benefits from the following specification;

- Modern dedicated reception area
- Large modern purpose built kitchen facilities
- Air conditioning throughout
- Workshop facility with loading via 2 ground level roller shutter doors
- Self contained car park with 29 demised spaces

## Accommodation

|              | Sq. m           | Sq. ft        |
|--------------|-----------------|---------------|
| GF Offices   | 347.23          | 3,738         |
| GF Workshop  | 318.26          | 3,426         |
| FF Offices   | 627.86          | 6,758         |
| <b>Total</b> | <b>1,293.35</b> | <b>13,922</b> |



PROPERTY CONSULTANTS

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



## 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 full repairing and insuring lease for a term to be agreed.

Alternatively our client will consider a sale of the freehold interest.

Rent and price on application

## Viewings

For further information or to arrange a viewing please contact;

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