

TO LET

**PART BRIDGE WORKS
STAMFORD BRIDGE
YORK
YO41 1AL**

DETACHED MODERN
INDUSTRIAL / WAREHOUSE
UNIT

EXCELLENT ACCESS TO THE
A64 AND FURTHER NATIONAL
MOTORWAY CONNECTIONS

SECURE AND SURFACED
YARD/PARKING AREAS

OVERHEAD CRANEAGE ,
LARGE POWER SUPPLY AND
GOOD EAVES HEIGHT



**15,000-
40,000**
SQUARE FEET

**1394-
3716**
SQUARE METRES

CONTACT Georgie Parker

TELEPHONE 0113 243 6777

EMAIL georgie.parker@ryden.co.uk

MOBILE 07425 687718

LEEDS
Northspring
Park Row,
Leeds, LS1 5JL



ryden.co.uk



PART BRIDGE WORKS

STAMFORD BRIDGE, YORK

DETACHED INDUSTRIAL / WAREHOUSE BUILDING WITH SECURE YARD AND SEPARATE OFFICE BLOCK

LOCATION

The property occupies a prominent position fronting A166 being the main route through Stamford Bridge linking York, some 5 miles to the West with the towns of Driffield and beyond to the East Coast.

Access to the subject premises is primarily achieved via Buttercrambe Road to the rear with secondary car access directly from the main A166.

DESCRIPTION

The property comprises four adjoining, detached, single storey industrial / warehouse building of steel portal frame construction. Internally, the unit comprises 4 distinct work areas benefitting from a concrete floor, good eaves height and 5 roller shutter loading doors to 3 elevations. The property benefits from canopy covered loading and has several cranes internally as well as a significant power supply. Built out of the property is a number of works and production offices.

To the front of the site is a 2-3 storey office building providing a variety of private and general offices along with kitchen and WC facilities at ground and first floor levels. At lower ground floor are stores.

Externally, the property benefits from a substantial surfaced yard area to the front and a further yard to the rear along with several car parking areas. Currently these areas are shared with the adjoining occupier and whilst some shared areas and rights of way will need to be maintained there is potential for other areas to be demised—full details upon request.

ACCOMODATION

WAREHOUSE 1.	935 SQ M	10,064 SQ FT
WAREHOUSE 2.	1,416 SQ M	15,241 SQ FT
WAREHOUSE 3.	548 SQ M	5,900 SQ FT
WAREHOUSE 4.	847 SQ M	9,115 SQ FT
TOTAL	3,746 SQ M	40,320SQ.FT.

RENTAL

The unit is offered to let by way of a sub lease for a maximum term to November 2031 on a full repairing and insuring lease.

May be taken as a whole to make 40,320 sq ft or separately.

Rent - on application

RATEABLE VALUE

We are advised that the property is assessed with adjoining premises and the incoming tenant will be liable for a proportion or the assessment may need to be split depending upon the nature of occupation.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has been assessed having an EPC rating of D (91) for the offices and D (78) for the units.

VAT

Prices and rental are exclusive of VAT if chargeable

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