



To Let

**Link Rd
Osbalwick
York**
YO10 3JQ

Area 960 sq m (10,300 sq ft approx)

Trade Counter or Warehouse use
Accessible location
Near B & Q superstore

Rent £65,000 pa

Location

Osbalwick Link Road is on the east side of York, less than a quarter of a mile from the Grimston Bar roundabout, which gives access to the A64, A1079 and A166.

York City Centre is less than 2 miles.

The unit is close to the B & Q superstore on Hull Rd and a number of trade related businesses.

Description

The building is well suited for either a Trade Counter, factory or storage use.

Construction is steel portal frame with insulated profiled steel cladding to walls and roof

Following refurbishment the existing loading doors will be re installed in the front elevation, facing the Link Road.

There is a self-contained forecourt providing ample loading and car parking areas.

Internally the layout can be tailored to suit specific requirements.

Services

All mains services are available.

Lease

A new lease will be granted for a term of 10 years, with a rent review in year 5.

Rent

The rent will be £65,000 pa excluding VAT

Rates

A new assessment will be required. The existing assessment includes other buildings.

This unit constitutes approx £45,000 of the existing RV. Interested parties should make their own enquiries to the Valuation Office.

EPC

An EPC has been ordered.

Viewing and further information

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