



**To Let**

**1-4 Wellington Rd  
Pocklington Business Park  
York  
YO42 1NR**

**New High Quality Business Units**

**139 sq m (1,500 sq ft)**

**Rent £11,000 pa**

## Location

Pocklington Business Park is situated just off the A1079, the main road between York and Hull. Recent developments have made this a much improved location.

This development is situated in the centre of the estate.

## Description

This is an attractive development of 4 units within a terrace.

These are ideal for small businesses wanting accommodation of an above average standard.

Each unit has glazed curtain walling and entrance door to the office. A roller shutter door provides loading access. Lighting is from high bay LED fittings.

## Accommodation

Workshop/warehouse area, office, kitchen and WC.

Floor Area 139 sq m (1,500 sq ft) approx

3 car parking spaces.

## Services

Mains water electricity and drainage. Three phase electrical supply 25KVA.

Fibre optic connection.

## Rates

A new Rateable Value will be assessed on completion

## Rent

£11,000 pa

## Lease

A new lease is available for a minimum term of 6 years.

## Service Charge

The Landlord will be responsible for external maintenance and repairs. The cost will be recovered through a service charge.

The tenant will be responsible for reimbursing the cost of insuring the premises.

## VAT

The rent and service charge will be subject to VAT.

## Viewing

By appointment with Briggs Burley  
Contact John Burley 07949 154881  
[jburley@briggsburley.co.uk](mailto:jburley@briggsburley.co.uk)



