



To Let

Camsey House, Foxoak Park,
Dunnington, York, YO19 5RZ

Offices and Warehouse with Retail use
468 sq m 5,035 sq ft

Very secure unit
High quality offices
Potential yard
Rent £40,000 pa

Location

Dunnington is one of the most popular villages on the outskirts of York.

Foxoak Park is a small development of offices and business units, situated just off the A1079, approximately one mile from the York Outer Ring Road and the A64. Dunnington itself has local shops and the location provides a pleasant semi rural environment.

Description

This is a modern detached building which has been designed to provide both high quality accommodation and an above average level of security.

It combines a mixture of retail, office and warehouse space with the option to take an adjoining yard at an additional rent.

The building is steel portal frame with brickwork to the front elevation and profiled steel cladding to the other elevations. The warehouse has block walls to approx. 2m. Both the walls and roof are lined with galvanised mesh for added security.

The up and over door to the warehouse is insulated.

The whole site is secured by palisade fencing, electrically operated gate, alarms and CCTV.

Accommodation

The ground floor includes a retail showroom with ancillary offices and stores.

There are four well specified administrative offices on the first floor with panelled doors, suspended ceilings, recessed lighting and gas fired central heating, kitchen, toilets and secure archive store.

The warehouse is 6m to eaves and includes a small mezzanine.

Ground Floor retail and offices	142 sq m
First Floor offices and store	114 sq m
Warehouse	182 sq m
Mezzanine	30 sq m

Total Gross Internal Area **468 sq m** **5,035 sq ft**

Parking to front and sides. Side loading bay.

Services

All mains services are connected

Rates

The Rateable Value is £25,000

Rent

£40,000 pa

Lease

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

VAT

Prices and rent, where quoted, are exclusive of VAT.

Energy Performance Certificate

The building has an EPC rating of A copy of the certificate is available on request.

Viewing

By appointment with Briggs Burley
Contact John Burley 07949 154881
jburley@briggsburley.co.uk













