



## For Sale

G9 Elvington Industrial Estate  
Elvington  
York  
YO41 4AR

**Industrial Unit**  
619 sq m      6,640 sq ft

Freehold industrial unit  
Good offices  
Yard and generous forecourt  
Offers in the region of £470,000

## Location

Elvington is situated approximately six miles to the south east of York and approximately four miles from the intersection of the A1079 and the A64. The former provides access to Hull and the East, whilst the latter gives access to Leeds and forms the southern ring road round York.

## Description

This represents a very rare opportunity to acquire a small freehold industrial unit, very close to York.

The building was constructed in the mid 1990s, of steel portal frame construction with insulated steel cladding to the walls and roof. Some of the internal walls are blockwork, providing fire protection. Access to the unit is via a 5m x 4.5m roller shutter door. Heating to the warehouse is from a suspended gas fired warm air heater. Lighting is by recently installed LED fittings.

There is a good, York stone flagged, reception area, accessed by recently installed UPVC doors, two offices, one incorporating a kitchenette and separate male and female wcs. Above is a mezzanine providing storage or workshop space. The ground floor has it's own gas fired central heating system.

## Accommodation

Factory	459 sq m	4,940 sq ft
Offices	80 sq m	850 sq ft
Mezzanine	80 sq m	850 sq f
Total	619 sq m	6,640 sq ft

The site is rectangular and provides a block paved parking/loading area at the front. To the side is a gravel compound enclosed by steel palisade fencing.

## Services

Mains gas, electricity, water and drainage.

## Rates

The Rateable Value is £27,250

## Price

Offers in the region of £470,000

## Tenure

Freehold with vacant possession.

NB the estate road is not adopted

## VAT

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

## Energy Performance Certificate

The building has an EPC rating of D. Details can be accessed using the following links.

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/3528-1811-5818-1631-3311>

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/3212-8179-6173-3405-8447>

## Viewing

By appointment with Briggs Burley  
Contact John Burley 07949 154881  
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