



## To Let

2 Millfield Lane, York, YO26 6HR

Area 590 sq m (6,350 sq ft)

Warehouse/Industrial Unit

Retail consent

Self contained site

Close to northern ring road

Available following refurbishment

Rent £54,000 pa

## Location

Millfield Lane is on the north side of York, just off the Northern ring road which provides excellent access to the A1, A19 and A59.

## Description

The property is a relatively modern warehouse of steel portal framed construction with profiled steel cladding and brickwork detailing to the external elevations.

Internally the unit will provide a clear space with toilets and kitchen facilities.

Refurbishment will be undertaken and will incorporate a roller shutter door.

## Accommodation

Floor Area                      590 sq m                      6,350 sq ft

Self contained yard area/parking to front of unit

## Services

Mains Electricity, water and drainage are connected.

## Rates

The Rateable Value is £43,500 this may be reduced slightly with the removal of a relocatable office and storage containers.

## Rent

£54,000 pa exclusive

## 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 **xxx**

A copy of the certificate is available on request.

## Viewing

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

or joint agents

Gent Visick  
Contact Paul Mack 07921933636  
[paul.mack@gentvisick.com](mailto:paul.mack@gentvisick.com)