



For sale
Freehold

**5 Harrier Court, Airfield Business
Park, York, YO41 4EA**

Area 406 sq m (4,368 sq ft)

Rare opportunity to acquire a high quality modern
industrial unit

It is relatively unusual, in the York area, for a small freehold industrial unit, to come on the market. This therefore represents a rare opportunity to acquire a unit either for investment or owner occupation. The unit is attractive, modern and located in a popular and accessible location.

Location

Harrier Court is part of the Airfield Business Park at Elvington, a popular and successful business located on the East side of York.

The location offers a semi rural environment, as well as excellent access to the City Centre, the A64, A1079 and A19.

Description

This is an attractive modern industrial building, suited to either manufacturing or storage. The front elevation incorporates full height glazing, to part, which creates an attractive feature. The cladding to the walls and roof is insulated, profiled steel, The warehouse area is accessed by a sectional up and over door and has high bay LED lighting and gas fired warm air heating. A mezzanine, over the offices, provides additional storage.

The office has computer network cabling, set up for e commerce and distribution. There is also a wc with shower and kitchen.

The building has an externally monitored CCTV system and a Grade 2 monitored Security Alarm. The office door is protected by security shutters.

A forecourt provides loading and parking.

Accommodation

Gross Internal Area	352 sq m (3,786 sq ft)
Mezzanine	54 sq m (582 sq ft)
Total	406 sq m (4,368 sq ft)

Services

All mains services are connected.

Rates

From April 2026 the Rateable Value is £24,250

Tenure

Freehold

Price

£495,000

VAT

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

Energy Performance Certificate

The building has an EPC rating of E

A copy of the certificate is available on request.

Viewing

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

