

photo



To Let

Charlotte St, York

Area 284 sq m(3,060 sq ft)

Newly built Trade Counter Unit
Located off James St, established Trade Counter
Location
Close to the City Centre
Unit incorporates Office/Sales Area of 720 sq ft

Location

Charlotte St is just off James St, an important Trade Counter location, close to the City Centre and York Inner Ring Rd. The location has improved greatly over recent years, with the development of Foss Islands Retail Park and the link through to Layerthorpe.

Description

This is a rare opportunity to acquire a new, well specified, Trade Counter unit in an established and very popular business area, near Huws Gray, Builders Merchant and Elvington Floorcraft.

Features include

High specification
Main warehouse with large office/Trade Counter
Kitchenette area
LED lighting
Insulated loading door
A EPC rating

Accommodation

Main Warehouse GIA	284 sq m (3,060 sq ft) approx
Office Trade Counter	67 sq m (720 sq ft) inc in GIA

Services

Mains Electricity, Water, Drainage

Rates

The Rateable Value is to be assessed

Rent

Rental details on request.

Lease

A new lease for a term of 10 years is available with a rent review in year 5.

VAT

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

Energy Performance Certificate

The building has an EPC rating of A

A copy of the certificate is available on request.

Viewing

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



