



To Let

Birch Court, Link Rd, Osbaldwick, York,
YO19 5JA

Industrial/Trade Counter
Area 777 sq m (8,360 sq ft)

Versatile building suitable for Trade
Counter/Warehouse, production
Good Office space
Multiple loading doors
Excellent location.

Location

Birch Court is a well located site close to the York outer ring road, York University and the City Centre. There is a large B & Q nearby, Colas, Lister Electrical, a number of trade counter operators and the head office of William Birch.

Description

The building is relatively modern and offers good quality accommodation suited for a variety of uses. The front section provides office space on ground and first floor and incorporates wc and welfare facilities on both floors. The main workshop/warehouse area has a central lantern feature to maximise natural light and 4 no up and over loading doors.

Parking is available to the front and side of the building

Accommodation

Offices/stores GIA	280 sq m	3,010 sq ft
Workshop/Warehouse	497 sq m	5,350 sq ft

Gross Internal Area	777 sq m	8,360 sq ft
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Areas are approximate

Services

All mains services are available

Rates

The Rateable Value will have to be reassessed as the Landlords are retaining one bay of the building.

Rent

£80,000 pa

Lease

A new lease for a term of 10 years is available.

VAT

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

Energy Performance Certificate

The building has an EPC rating of C.

A copy of the certificate is available on request.

Viewing

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

