



To Let

**3 Harrier Court, Airfield Business
Park, Elvington, York, YO41 4EA**

Area 266 sq m (2,860 sq ft approx.)

Well specified modern business unit
Location with easy access to York and main roads
Good office content

Rent £20,000 pa

Location

Elvington Business Park is situated approximately 4 miles to the east of York. The location provides good access to the York outer ring road, A64, the A1M and the A1079.

One of the attractions of Elvington is the attractive rural environment.

Description

Harrier Court is a modern developed of small, high quality industrial units.

The building has an attractive silver metallic finish to the cladding and full height glazed feature to the front elevation. Walls, roof and loading door are all well insulated. Eaves height is approximately 6.00m.

The unit has high bay lighting and gas fired warm air heating in the warehouse area.

The reception and office have electric heating and suspended ceilings with recessed lighting. The reception area includes a kitchenette and has a ceramic tiled floor.

There is good access to the unit for loading purposes and car parking on the front forecourt.

Accommodation

Item	Area sq m	Area sq m
Warehouse/Workshop	218.59	2,352
Reception ground floor	19.00	204
Office first floor	28.83	310
Total	266.42	2,866

Lease Terms

A new lease is available for a term of 6 years.

Rent

£20,000 pa exclusive

Rateable Value

The Rateable Value is £12,750

Services

Mains gas, water, drainage, electricity (3 phase)

VAT

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

Energy Performance Certificate

The building has an EPC rating of

A copy of the certificate is available on request.

Viewing

By appointment with Briggs Burley

Tel John Burley 07949 154881

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