



**To Let**

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

Area 515 sq m (5,540 sq ft)

High quality modern industrial unit

Rent £38,000 pa

**briggsburley**  
Chartered Surveyors

## Location

Harrier Court is part of the Airfield Business Park at Elvington, a popular and successful business location 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. T

## Accommodation

In addition to the main warehouse/manufacturing area the building has ground and first floor offices, a kitchen and two wcs. There is gas fired warm air heating in the workshop and electric heating in the offices.

Floor Area                      515 sq m (5,540 sq ft)

There is an additional compound/parking area to the side of the building which can be made available at an additional charge.

## Services

All mains services are connected.

## Rates

The Rateable Value is £29,500

## Rent

Rent £38,000 pa exclusive

## Lease

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

## VAT

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

## Energy Performance Certificate

The building has an EPC rating of C

<https://find-energy-certificate.service.gov.uk/energy-certificate/9148-3077-0389-0200-0821>

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)



