



## To Let

**Manor Farm Buildings  
Intake Lane  
Acaster Malbis  
York, YO23 2TY**

Area 415 sq m (4,465 sq ft) approx

Workshop/Warehouse  
Used for specialist paint process  
7 internal stores  
Rent £25,000 pa

## Location

Acaster Malbis is situated approx 5 miles to the south of York and the A64.

The property is one of a collection of buildings serving Manor Farm.

## Description

The building has a steel portal frame, with profiled steel cladding to the front elevation and insulated cement fibre panels to the remainder. The eaves height is approximately 4.0m.

An electric roller shutter door provides access at one end. There is also a roller shutter door at the other end.

Internally, approximately half the building has been divided to provide seven self contained rooms which could be used as discrete workshops or storage areas. These are fitted with double upvc doors, light and power and range in size from 10 -40 sq m approx.

There are 2 STL spray booths available for sale.

## Accommodation

Gross internal Area      415 sq m (4,465 sq m)

## Services

Mains electricity, water and drainage.

## Rates

The Rateable Value is £

## Rent

Rent £25,000 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 xxx

A copy of the certificate is available on request.

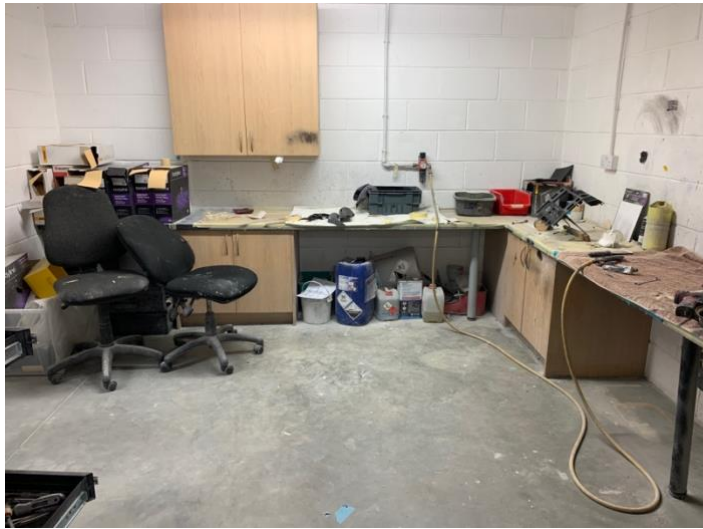
## Viewing

By appointment with Briggs Burley  
Contact John Burley 07949 154881  
[jburley@briggsburley.co.uk](mailto:jburley@briggsburley.co.uk)









Spray booths available by separate negotiation