



To Let

**4 Buccaneer Court, Airfield Business
Park, Elvington, York, YO41 4XW**

Area 139.5 sq m (1,500 sq ft)

Modern industrial unit
Attractive location
Good accessibility to York and major roads

Rent £12,750 pa

briggsburley
Chartered Surveyors

LOCATION

Airfield Business Park is situated only three miles from the A64 York by-pass and offers excellent accessibility to Leeds, Hull, the A1, M62, M1 and York City Centre.

The Business Park offers an unusual and very attractive combination of low-density sites and modern buildings set in Green Belt, amongst mature, natural landscaping, creating an environment which ensures operational efficiency and a pleasant workplace for staff.

DESCRIPTION

Buccaneer Court was designed specifically for smaller businesses requiring high quality space in an attractive environment.

The units have been constructed to a high standard with fully insulated, profiled steel cladding over brickwork walls, powder coated alloy windows, insulated roller shutter doors, WC with disabled facilities and small office with storage cupboard and kitchenette.

ACCOMMODATION

Gross floor area 139.4 sq m (1,500 sq ft)

SERVICES

Mains water and drainage are connected. There is a three phase electric supply. Gas is available. The unit is unheated.

RENT

£12,750 per annum exclusive

LEASE TERMS

The unit is available to let for a term of 3 years, although longer terms are available.

SERVICE CHARGE

To maintain the high standard of the development, the landlords undertake the external repair and maintenance of the buildings, the common areas and the surrounding landscaping. The cost of this is covered by a Service Charge.

RATES

The Rateable Value is £9,400

VAT

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

EPC

The building has an EPC rating of D

A copy of the certificate is available on request.

Viewing

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

