

WAREHOUSE TO LET

**BARRY
CRUX**  COMPANY

CHARTERED SURVEYORS

VALUERS, PROPERTY CONSULTANTS & AGENTS



THE WAREHOUSE, MURTON LANE, MURTON, YORK, YO19 5UF

WAREHOUSE OF 191.74 SQ.M. (2,064 SQ.FT.) PLUS MEZZANINE OF 92.61 SQ.M. (997 SQ.FT.)

FITTED OUT WITH STORAGE AND OFFICE AREAS

PARKING TO THE FRONT FOR UP TO 8 CARS

EXCELLENT LOCATION WITHIN HALF A MILE OF THE A64 DUAL CARRIAGEWAY

TO LET - £20,000 PER ANNUM

VIEWING: STRICTLY BY APPOINTMENT WITH THE SOLE LETTING AGENTS

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Regulated by **RICS**

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Barry Crux & Company Limited Registered Office: 20 Castlegate, York, YO1 9RP Registered in England No. 7198539 VAT Reg No. 500 9839 50
Barry Crux & Company is the trading name of Barry Crux & Company Limited.

DESCRIPTION

The property comprises a warehouse/light industrial unit fitted out internally with offices to the front and rear. There is also a kitchen facility, toilet, and a useful mezzanine storage area. The property would suit a variety of light industrial occupiers.

Externally, there is a parking/loading area accessed directly off Murton Lane. None of the land to the side or rear is included.

LOCATION

The property is located on the outskirts of the village of Murton. It is situated approximately 3 miles east of York City Centre and within half a mile of the A64 dual carriageway which is the main route serving the east side of the city.

Murton Lane lies off the A166 and is within a few hundred metres of the A1079, with these roads forming busy routes to the East Coast and Hull. Therefore, road connections in the area are excellent.

ACCOMMODATION

We have measured the premises on a gross internal basis in accordance with the RICS Code of Measuring Practice. The unit provides the following:

Description

Warehouse 191.74 sq.m. (2,064 sq.ft.)

Internally fitted with an open plan store off which is a toilet, kitchen, two offices to one side, small store and two interconnecting offices to the rear. Steps lead up to:

Mezzanine 92.61 sq.m. (997 sq.ft.)

SERVICES

Mains water, electricity and drainage are understood to be connected.

LOCAL AUTHORITY

City of York Council.

RATEABLE VALUE

TBC

TERMS

The property is available to let by way of a new full repairing and insuring lease for a minimum term of three years. The Tenant will be required to provide a rent deposit to the landlord equivalent to a minimum of three months' rent. The tenant may also be asked to provide a business plan, credit report and references.

COSTS

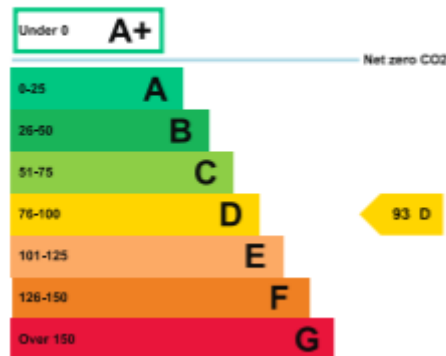
The tenant will be required to contribute £1,000 plus VAT towards the landlords' legal costs.

VALUE ADDED TAX

VAT may be payable on the rent at the prevailing rate.

ENERGY PERFORMANCE CERTIFICATE

This property's current energy rating is D.



VIEWING

Strictly by appointment with the sole letting agents.

AGENTS' NOTE

Barry Crux & Co for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given having taken all reasonable steps to avoid committing an offence. Nonetheless such statements do not constitute any warranty or representation by the vendor and are accurate only to the best of present information and belief of the vendor;
- (iii) no person in the employment of Barry Crux & Co has any authority to make or give any representation or warranty whatever in relation to this property, nor is any such representation or warranty given whether by Barry Crux & Co or the vendors or lessors of this property;
- (iv) any mechanical or electrical device listed has not been tested and cannot be guaranteed. Similarly services have not been tested and cannot be guaranteed. Charges may be payable for service connections;
- (v) it is the responsibility of any intending Purchaser to satisfy himself as to the basis upon which he makes any offer. The making of any offer for the property will be taken as an admission by the intending Purchaser:-
 - a) that he has relied solely on his own judgement and or that of his advisers;
 - b) that, to the extent that he has not personally verified the information in these particulars, he has noted and accepted the qualification and disclaimer set out above;
 - c) that in entering any contract pursuant to any such offer, he shall have relied solely upon his own inspection and enquiries and the terms of such contract.
- (vi) these particulars are supplied to interested parties and the recipient of them will be deemed to irrevocably agree:-
 - a) to treat all information in strictest confidence and not to divulge it to any other party except a professional adviser;
 - b) to make no approach to the vendors or lessors or their staff in any way;
 - c) to undertake to conduct all contact and negotiations through Barry Crux & Company;
 - d) to submit any offer in respect of this property/business to Barry Crux & Company, solely;
 - e) that they are provided in advance of any negotiations taking place and are so on the understanding that they are binding;
 - f) that in the event of a party proceeding with a purchase and/or letting in breach of any of the aforementioned, that party agrees to be liable and responsible for the commission fee and expenses of Barry Crux & Company as would be due from the vendor/lessor.
- (vii) It is a condition of sale that any party making an offer which is accepted, will be required to lodge a refundable deposit amounting to 2% of the agreed price (subject to a minimum of £2,500) with the Selling Agents, who will hold such monies as stakeholder, and account for it upon completion of sale. This will be in accordance with the rules and regulations of the Royal Institution of Chartered Surveyors.
- (viii) Any information provided within these particulars is for guidance purposes only and any interested party must satisfy themselves and verify the accuracy of them in their own right. The agents take no responsibility for any misinterpretation of any of the information provided within these particulars, which may be arrived at or concluded by any interested party.

REFERENCE C2107

30 August 2023