

Overview

York North is a premier, established multi-let business park in a prime location, offering starter units, detached single units, design and build opportunities, and self-storage solutions. The nearby Clifton Moor Retail Park provides a range of amenities.

Conveniently, York Outer Ring Road is just 4.8 miles away (an 8 minute drive), and the City Centre is only 8 miles to the south, enhancing the park's appeal for businesses. Design and Build **Opportunities** SBL TS

YORK ROAD /

YORK / A19



Additionally, there is confirmed Outline Planning for four new industrial units, available on a design and build basis. York North caters to a wide spectrum of business requirements, from starter units to detached single units, as well as design and build options and self-storage solutions.



LANDSCAPED BUSINESS PARK OFFERING A RANGE OF ACCOMMODATION



GOOSE LANE

SECURE AND **GATED SITE**



YORK OUTER RING ROAD - 4.8 MILES / YORK CITY **CENTRE** — 8 MILES

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AMENITIES WITHIN CLOSE **PROXIMITY**

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The Site

The Park provides a range of contemporary accommodation that will soon undergo comprehensive refurbishment ensuring high specification finishes.

Additionally, there is confirmed Outline Planning for four new industrial units on a design and build basis ranging from 4,000 sq ft up to 15,400 sq ft.









Reactive SUSPENSION

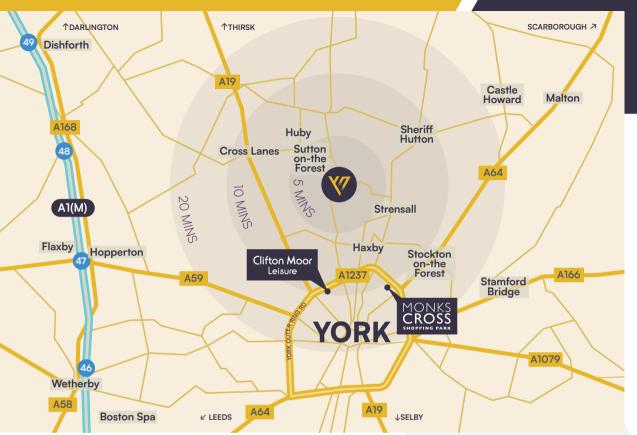
Control (4)



Design and Build
Opportunities











The estate is strategically positioned 5 miles to the north of the York Outer Ring Road at Clifton Moor, connecting to the A59 which leads directly to Junction 47 of the A1(M), providing efficient access to the wider motorway network.



GOOSE LANE, YO61 1ET

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0	Location	Miles	М
ဇာ	York	7.4	19
	Harrogate	28	48
	Leeds	32	54
	Middlesbrough	45	55

1	Airports	Miles	s Mir
	Leeds Bradford	35	60
	Manchester	90	103

]	Transport Links	Miles	Mins
	A19	6.1	10
	A59	7.6	14
	A64	7.7	16
	A1(M) J47	17	28

趋	Ports	Miles	Mins
,,,,,,	Teesport	47	58
	Immingham	65	90



Accommodation

The business park offers a range of accommodation, including industrial/ warehouse, offices and hybrid units from 500 - 34,000 sq ft. There is an on-site self storage facility offering flexible storage solutions.

For current availability, please contact the agents.

Terms

The units are available by way of a new Full Repairing and Insuring lease for a number of years to be agreed. For more information on availability and individual unit details, please contact the agents.

Rent

Rent on application.

VAT

VAT is applicable.

EPC

Energy Performance Certificates will be available on request.

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Contact

For further information or to arrange a viewing please contact the agents.



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