



TO LET INDUSTRIAL / WAREHOUSE UNITS

GOOSE LANE | SUTTON-ON-THE-FOREST | YORK | YO61 1ET

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> 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

PETER THOMPSON

Control4

SBL

TS
TWINSEAL

greenspace
SELF STORAGE

GOOSE LANE

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



SECURE AND GATED SITE



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



AMENITIES WITHIN CLOSE PROXIMITY





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.



Design and Build Opportunities

YORK NORTH

SBL

greenspace
SELF STORAGE

TS
TWINSEAL

Reactive
SUSPENSION

Control4



> Location



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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Location	Miles	Mins
York	7.4	19
Harrogate	28	48
Leeds	32	54
Middlesbrough	45	55



Airports	Miles	Mins
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



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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