



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

TO LET / (MAY SELL - UNIT 1)

INDUSTRIAL / WAREHOUSE UNITS ON A DESIGN & BUILD BASIS

4,000 UPTO **15,400** SQ FT

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Overview

Located a short drive from York Outer Ring Road, benefitting from strong local and regional connectivity. York North is a mixed use, multi-let estate and home to a range of existing occupiers.

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

The units are available to let. Unit 1 is also available on a freehold basis with further information being available on request.



**ESTABLISHED BUSINESS PARK
OFFERING A RANGE OF ACCOMMODATION**



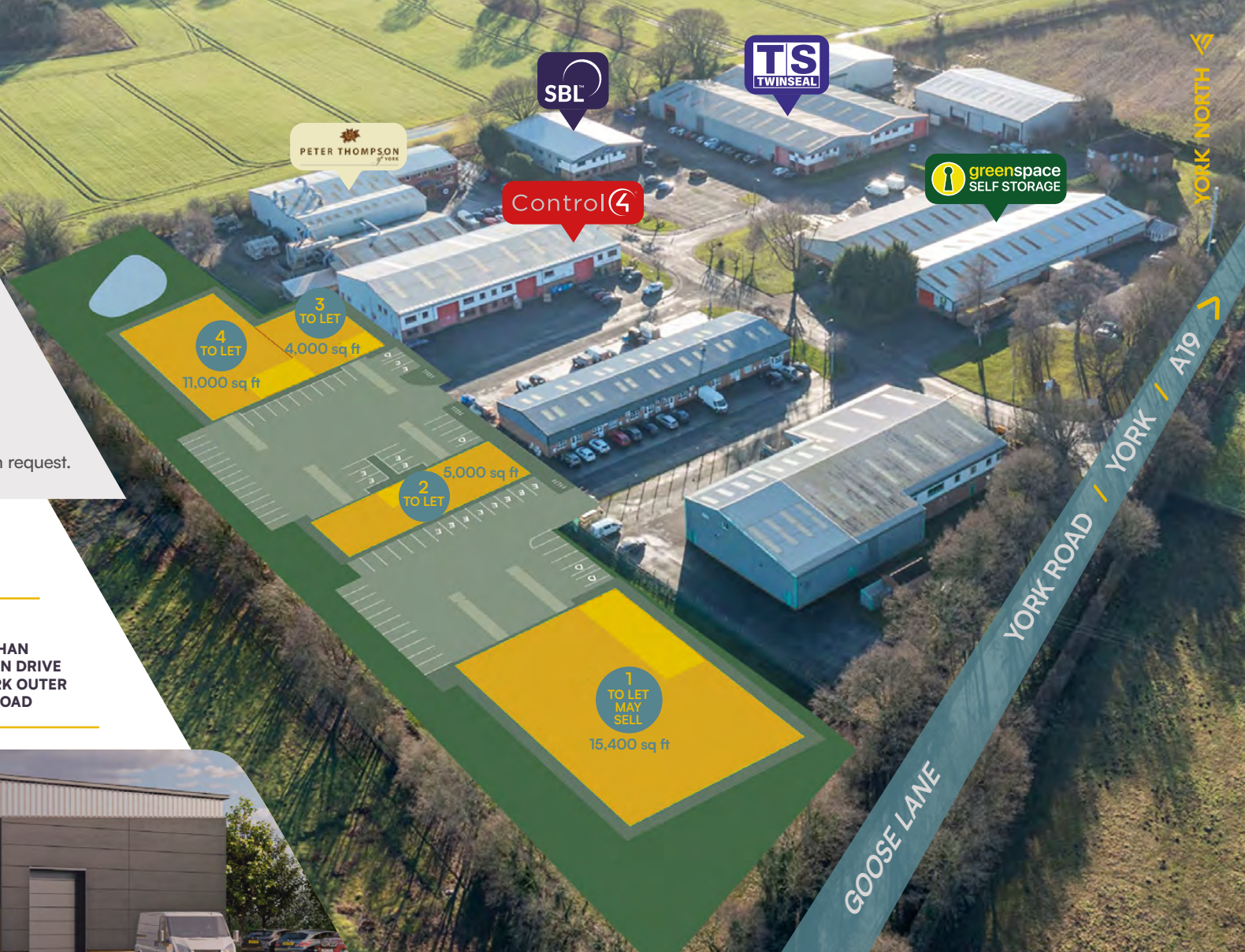
**CLOSE TO CLIFTON
MOOR AMENITIES
AND MONKS CROSS
SHOPPING PARK**



**LESS THAN
A 10 MIN DRIVE
TO YORK OUTER
RING ROAD**

Deliverability

The site is 'oven ready' for development with planning, services and infrastructure in place reducing the lead time for development.



Site Plan



GOOSE LANE

UNIT 2 (TO LET)
5,000 sq ft
(468 sq m)

UNIT 3 (TO LET)
4,000 sq ft
(372 sq m)

**UNIT 1 (TO LET
MAY SELL)**
15,400 sq ft
(1,430 sq m)
FIRST FLOOR OFFICE
AMENITY ACCOMMODATION

UNIT 4 (TO LET)
11,000 sq ft
(1,022 sq m)
FIRST FLOOR OFFICE
AMENITY ACCOMMODATION

Specification



STEEL FRAME
CONSTRUCTION



35KN/M2 FLOOR
LOADING



GENEROUS
YARD AREAS



DEDICATED
CAR PARKING



6.5M CLEAR
WORKING EAVES
HEIGHT



FULLY FITTED
OFFICE WITH WCS
AND TEA POINT
FACILITIES



UNIT 1 - 225 KVA
UNIT 2 - 150 KVA
UNIT 3 - 75 KVA
UNIT 3A - 180 KVA



24/7 SECURITY



ON-SITE CYCLE
SHELTER

Sustainable Features



ELECTRIC VEHICLE
CHARGING POINTS



PHOTOVOLTAIC
(PV) PANELS TO THE
ROOF OF EACH UNIT



LED LIGHTING - INTERNAL
AMENITY BLOCK AND
EXTERNAL AREAS ONLY



LOW WATER USAGE
FIXTURES AND FITTINGS
TO WC AREAS



LANDSCAPED
ENVIRONMENT



PROPOSED EPC 'A'
RATING



York North is conveniently positioned 5 miles from York Outer Ring Road at Clifton Moor, which connects to the A59 and in turn provides fantastic connectivity leading directly to A1(M) J47 giving efficient access to the wider motorway network.

York City Centre is just 8.6 miles away and amenities are in abundance at Clifton Moor and Monks Cross Shopping Park, offering a wide range of leisure activities.



Location	Miles	Mins
York	8.6	20
Harrogate	28	48
Leeds	32	54
Middlesbrough	45	55



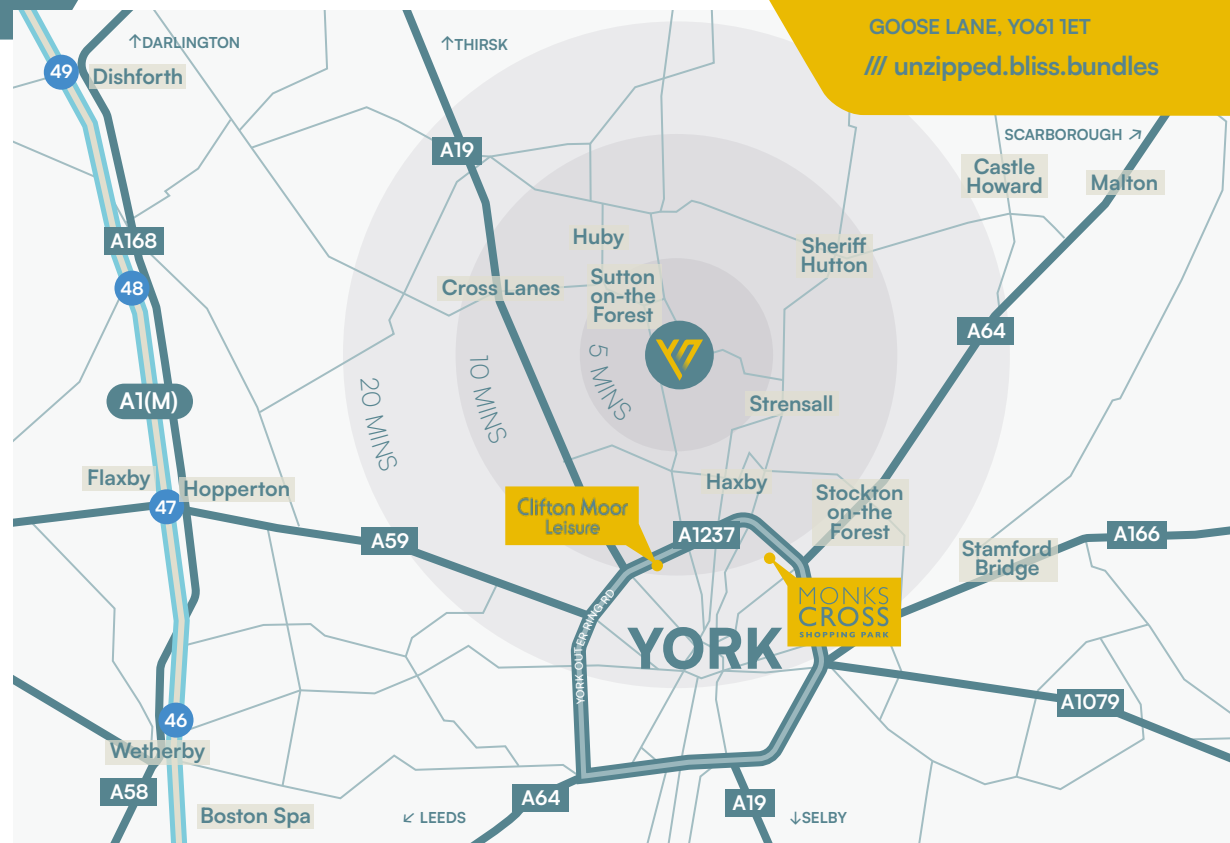
Airports	Miles	Mins
Leeds Bradford	35	60
Manchester	90	103



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



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Location

Planning

Planning has been granted for B1, B2 and B8 uses. Further information is available on request.

Tenure

The units will be available on Full Repairing and Insuring lease terms, for a number of years to be agreed. Unit 1 will also be available on a freehold basis- further information is available on request.

VAT

VAT is applicable.

A Development by:

PALOMA
CAPITAL

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