



**TO LET**  
Industrial / Warehouse Unit

## **YORK 35**

Elvington Industrial Estate, Halifax Way,  
Elvington, York, North Yorkshire YO41 4AU

Approx. GIA 35,131 sq ft (3,263.7 sq m)  
on c1.914 acres (0.775 ha)

- Established Industrial Estate
- 3 bay warehouse and separate offices
- 4.55m - 7.13m eaves height
- Secure site with full palisade fence & CCTV
- Large concreted storage yard
- Ample parking

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## DESCRIPTION

This property has recently been extensively refurbished. It comprises a detached 3 bay warehouse of steel portal frame construction with a mix of block and brick work walls and profile metal cladding. The property has the benefit of a self-contained block of modern offices.

The bays are fully connected internally offering an open plan unit but could be split if appropriate. Each bay has a pitched roof with roof lights and an eaves height average of 4.55m rising to c7.13m at apex.

The premises benefit from a large concrete surface yard (with a small area of rough surfacing) which is fully secured via a metal palisade fence and a high timber fence to the rear. The site benefits from floodlights, CCTV and alarm sensors to the yard.

Loading is via metal concertina doors to the front of each bay and, the large unit has a small loading canopy to one side. Internally the bays are of basic finishes with no heating, solid concrete floors, high level strip fluorescent lighting and 10% perspex roof lights.

The offices offer a fairly basic but modern specification with UPVC windows, and new LED lighting installed November 2016, plus gas fired central heating. The offices do benefit from localised comfort cooling, CCTV and security alarm.

## ACCOMMODATION

The site is undergoing a refurbishment which is due to complete in April 2020.

DESCRIPTION	SQ M	SQ FT
The Warehouse which includes a small mezzanine	3,112.6	33,504
Offices	151.1	1,627
<b>TOTAL</b>	<b>3,263.7</b>	<b>35,131</b>

## SITE PLAN



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