

# TO LET

# LM ONE.

## OPEN STORAGE LAND LOCATED IN AN ESTABLISHED INDUSTRIAL AREA



## GEORGE CAYLEY DRIVE, CLIFTON MOOR, YORK, YO30 4XE

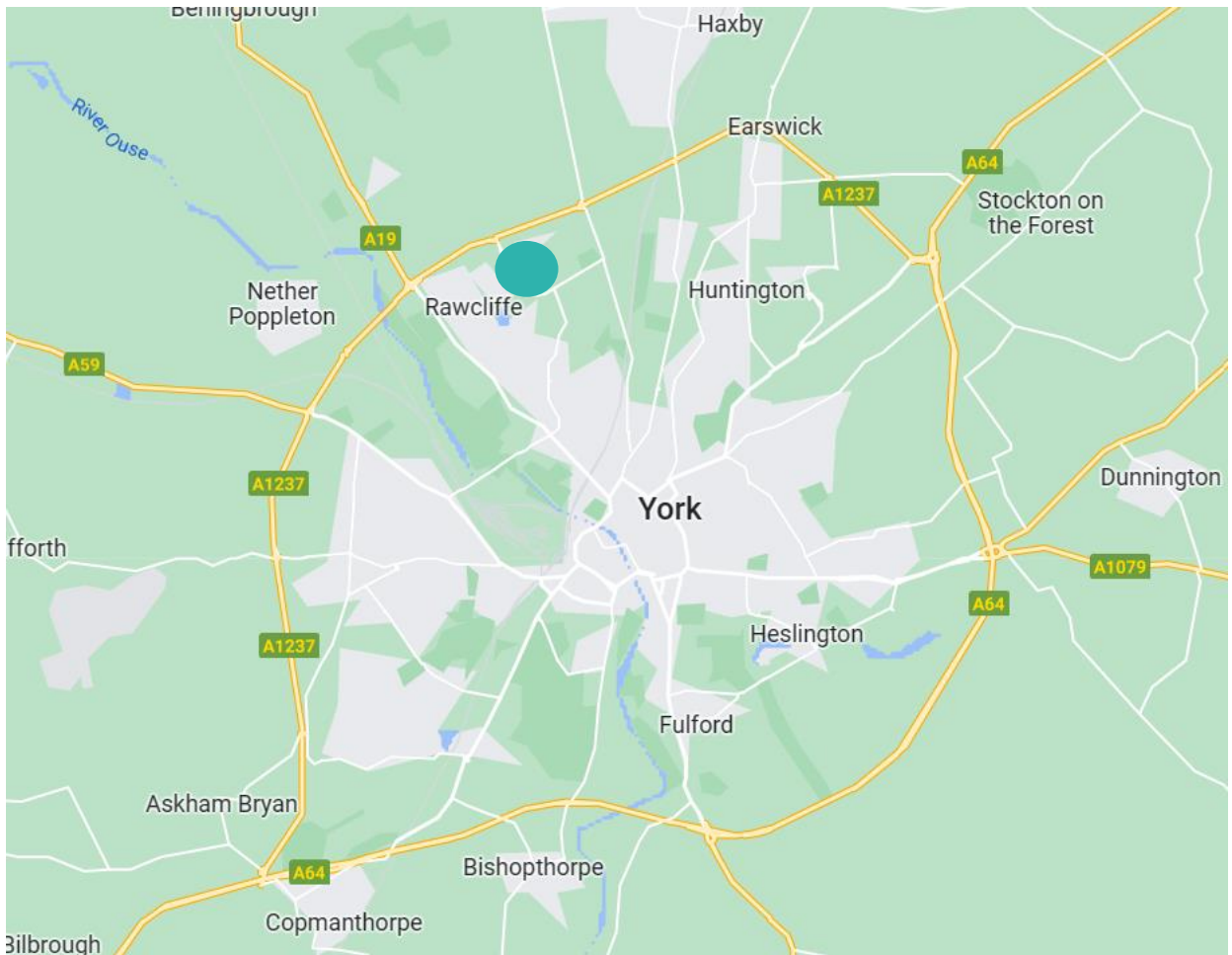
Rent - £45,000 per annum

Size – 0.75 acres

- Concrete surfaced
- Good accessibility
- Close proximity to York ring road.

# LEASING CONSIDERATIONS

- Available on a Leasehold basis for a number of years to be agreed at market terms.
- Rent £45,000 per annum exclusive (service charge and insurance payable)
- Extending to 0.75 acres (off plan)
- Benefits from perimeter fencing and secure gate access.
- Excellent access to York Ring Road (A1237)
- Good accessibility to George Cayley Drive
- Located in the well established York industrial area of Clifton Moor.



## LOCATION

The site is located on George Cayley Drive which is central to the well established industrial area to the north west of York, Clifton Moor.

It is situated under 2 miles from York city centre and with a few hundred yards of the York Ring Road, A1237.

# DESCRIPTION

The site comprises a regular shaped concrete surfaced yard area suitable for HGV vehicles. Around the outside edge of the subject property is landscaped shrubbery and lawn.

It benefits from a perimeter fence with a gated entrance acting as the only point of entry onto the site providing a good level of security.



## RENT

£45,000 per annum exclusive

## BUSINESS RATES

The property Rateable Value has yet to be assessed. Interested parties are advised to make their own enquiries with the Local Authority.

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

## VIEWINGS

By prior arrangement with the agent:

Tel / 07960 708 544

Email / [Matt@LM1.agency](mailto:Matt@LM1.agency)

Tel / 07552 476 571

Email / [Steven@LM1.agency](mailto:Steven@LM1.agency)

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**SUBJECT TO CONTRACT**

For more information, please contact Steven Jones on 07552 476 571 or at [Steven@LM1.agency](mailto:Steven@LM1.agency) or Matt Bredin on 07960 708 544 or at [Matt@LM1.agency](mailto:Matt@LM1.agency)



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