

TO LET

LM ONE.

PROMINENT OPEN STORAGE LAND & INDUSTRIAL BUILDINGS



TROTTERS FARM, YORK ROAD, GREEN HAMMERTON, YO26 8EZ

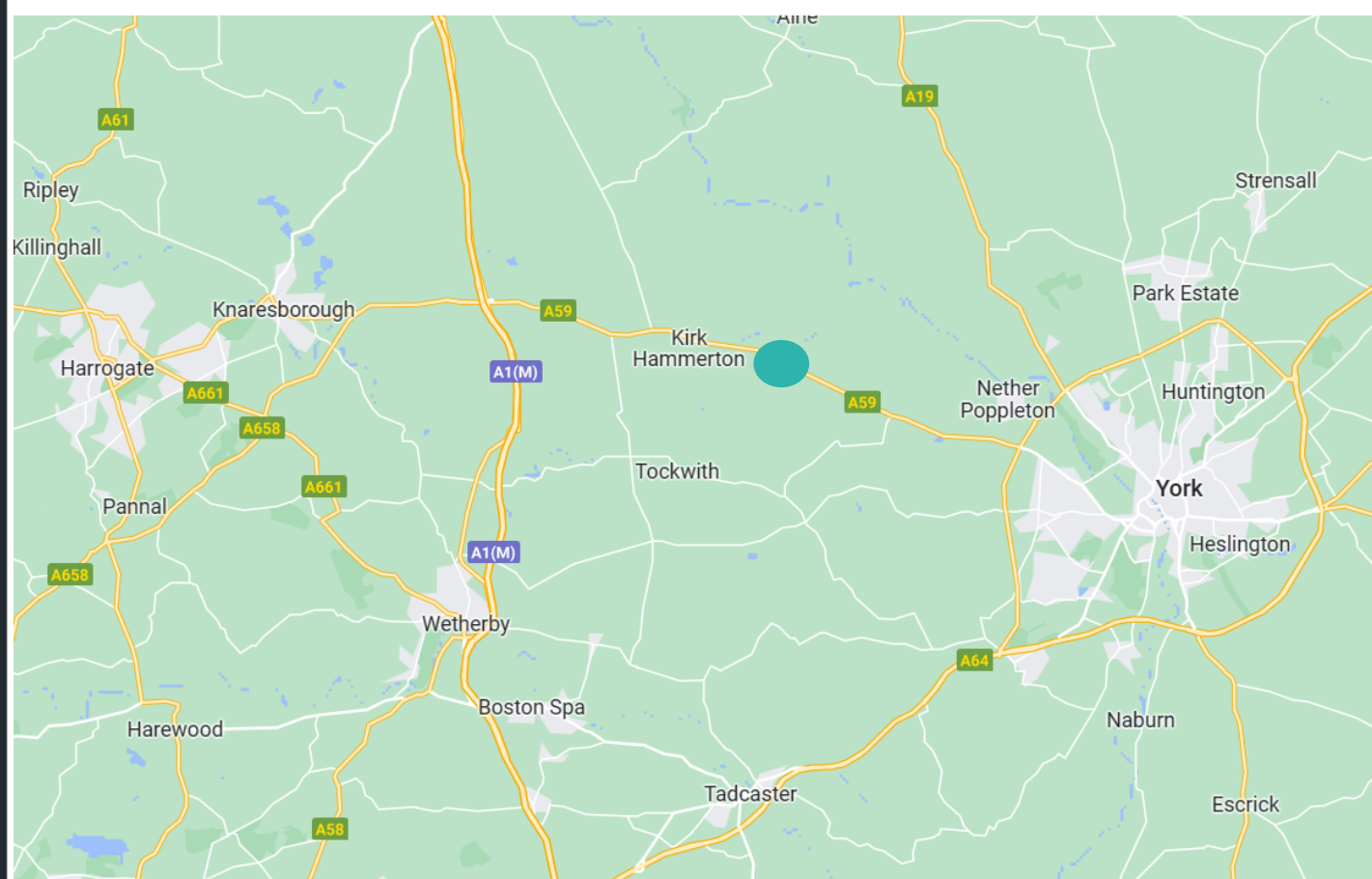
Rent – On application

Size – 7,000 & 3,800 sq ft units

- Excellent prominence onto busy York Road (A59)
- Large concrete yard/parking area extending to circa 0.8 acres
- Planning approval for commercial use

LEASING CONSIDERATIONS

- Rear unit 7,000 sq ft and front unit 3,800 sq ft
- Excellent location with prominence onto York Road (A59)
- Located 5 miles from York
- Rental on application
- New Lease for a number of years to be agreed on FRI terms
- Large concrete yard area for parking extending to circa 0.8 acres
- Ideal for open storage and light industrial uses.



LOCATION

Situated on the main arterial route from York to Harrogate, York Road (A59)
Located 5 miles west of York city centre and 11 miles east of Harrogate town centre.

Junction 47 of the A1(M) is 5.5 miles west of the subject property offering connectivity to the national communications network

DESCRIPTION

The property offers a modern steel portal frame industrial building with the potential to be adapted for commercial uses. A substantial proportion of the site is concrete surfaced yard area which can be utilised as car parking.

To the rear of the subject property is additional land and a further 7,000 sq ft warehouse with the same potential to be adapted for alternative use. The total site available for open storage is generally level and surfaced suitable for heavy machinery.





RENT

Rents are available on application.

RATEABLE VALUE

The property is yet to be assessed for rating purposes.

LEGAL COSTS

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

VIEWING

By prior arrangement with the agents:

Tel / 07960 708 544

Email / Matt@LM1.agency

Tel / 07552 476 571

Email / Steven@LM1.agency

Or our joint agent, Fordy Marshall on 01937 918 088

February 2023

SUBJECT TO CONTRACT

For more information, please contact Steven Jones on 07552 476 571 or at Steven@LM1.agency or Matt Bredin on 07960 708 544 or at Matt@LM1.agency



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