

TO LET

LM^{ONE}.

MODERN STUDIO UNIT



**UNIT 13, FLEXSPACE YORK, YORK
BUSINESS PARK, ROSE AVENUE, YO26 6RR**

Rent - £772 per calendar month

Size – 485 sq ft

- Ideal space for small business
- Flexible terms available
- Located on a modern business park

LEASING CONSIDERATIONS

- Flexible terms available
- Located on a well established business park
- Shared yard and ample parking provided
- 485 sq ft GIA unit
- Quoting rent £722 per calendar month (inclusive of insurance and service charge)
- A range of uses possible subject to B1 and B8 planning uses.
- The unit benefits from personnel door, lighting and W/C facilities.



LOCATION

Flexspace York is located on York Business Park which is inside York ring road and approximately 2 miles north west of York City centre

For local amenities, you'll find a Co-op Food store and a handful of eateries within the Business Park itself. York city centre is just a 15 minute drive away.

DESCRIPTION

Flexspace York comprises a modern terrace units of steel portal frame construction with part brickwork part profile metal sheet cladding elevations and metal sheet roofs with translucent roof panels. The site benefits from a large shared yard with ample parking. The units have a personnel door, strip lighting, a concrete floor, and office area and W/C plus kitchenette.



RENT

Quoting £722 per calendar month (inclusive of insurance and service charge)

BUSINESS RATES

The property Rateable Value is TBC. Interested parties are advised to make their own enquiries with the Local Authority.

EPC

EPC available on request.

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 / 07552 476 571

Email / Steven@LM1.agency

Tel / 07960 708 544

Email / Matt@LM1.agency

January 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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