



## UNIT 4, KETTLESTRING TRADE PARK, YORK, YO30 4XB

TRADE COUNTER TO LET  
4,722 SQ FT (438.69 SQ M)



# Summary

## High Quality Trade Counter/ Warehouse Space

Available Size 4,722 sq ft

Rent £57,324 per annum  
Current Passing Rent

EPC Rating B (29)

- CCTV
- Ample Parking
- 2 x Roller Shutters
- External Lighting

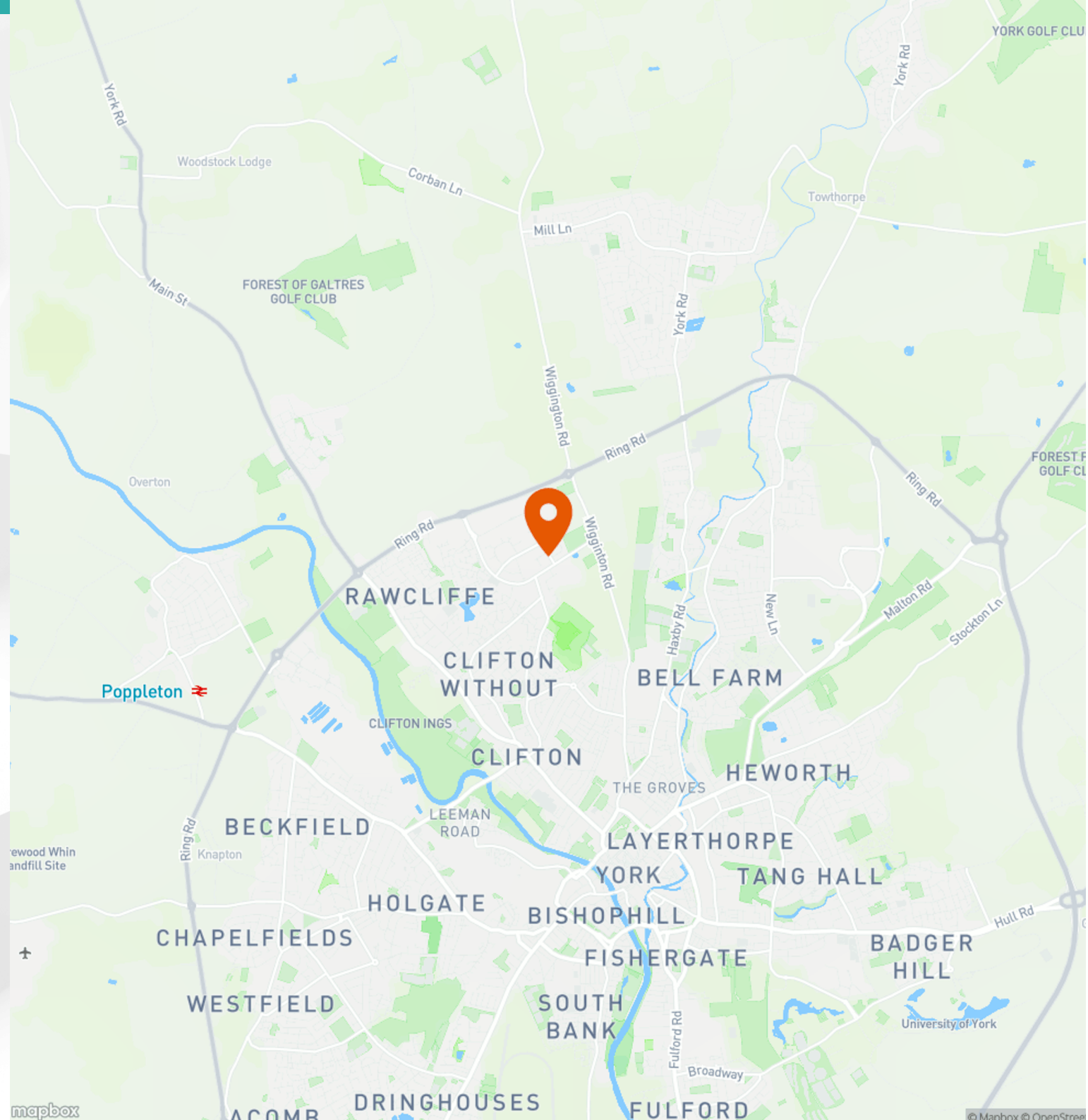


# Location



**Unit 4 Kettlestring Trade Park,  
Clifton Moor Industrial Estate,  
York, YO30 4XB**

Clifton Moor is considered the premier industrial location in York, adjacent to the Clifton Moor Retail Park, approximately 2 miles north of the city centre and less than one mile from the York Outer Ring Road (A1237) which provides links to the A64, A59 and A19.



# Further Details

## Description

This unit is steel portal frame construction, with profile metal cladding, feature entrance and electrically operated loading doors. Externally the properties have generous concrete surfaced yards incorporating dedicated parking, including EV charge points and cycle parking. This unit provides open plan warehouse accommodation with WC and offices at ground level within the property. The space presents very well while sharing the business park with other strong tenants such as Clifton Trade Bathrooms and Dulux.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Building - Warehouse	4,722	438.69	Available
<b>Total</b>	<b>4,722</b>	<b>438.69</b>	

## Viewings

Strictly by prior appointment via Sole Agents Vail Williams.

## Terms

Available by way of assignment or subletting of the existing lease 10 years from September 2021 at passing rent of £57,324 pa or potentially a new lease on terms to be agreed.

## VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

## Legals Costs

Each party to be responsible for their own legal costs.

## Anti- Money Laundering

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

## Service Charge

An estate service charge will be payable in respect of the upkeep, maintenance and management of the common parts of the estate on a proportional basis. Interested parties are urged to make further enquiries.

## Business Rates

Interested parties are invited to make their own enquiries of the Rating Authority in respect of the business rates payable.



## Enquiries & Viewings



**Joshua Laurence**

[jlaurence@vailwilliams.com](mailto:jlaurence@vailwilliams.com)

07442 087 344

0121 654 1065



**Matt Cureton**

[mcureton@vailwilliams.com](mailto:mcureton@vailwilliams.com)

07786 735 596

0121 654 1065



**Vail  
Williams**

[View on our website](#)