



**EVANS BUSINESS CENTRE,
MARSTON MOOR
BUSINESS PARK,
TOCKWITH,
YORK, YO26 7QF**

TO LET

MODERN WORKSHOP UNITS

From 611 SQ FT (56.8M²) through to 2020 SQ FT (187.7M²)

TO LET

MARSTON MOOR BUSINESS PARK, TOCKWITH

Location

The business centre is situated within Marston Moor Business Park which is approximately 4 miles to the north-east of Wetherby in a rural setting. The park is accessed from Rudgate via the B1224 Wetherby/York road with the A1 and M1 motorways nearby at Wetherby. On entering the park, take the first right and second left to find the workshops.

Description

Modern workshop units of varying sizes, each benefiting from 3-phase electricity supply, WC and kitchenette facilities, roller shutter and personnel doors and on-site security.

Accommodation

Terms

Unit 20A (workshop) 1010 sq ft (93.8 m²) £640 + VAT

Unit 20B (workshop) 1010 sq ft (93.8 m²) £640 + VAT

Unit 21G (workshop) 611 sq ft (56.8m²) £440 + VAT

Unit 21H (workshop) 611 sq ft (56.8m²) £440 + VAT

Unit 21C (workshop) 800 sq ft (74.3m²) £540 + VAT

Unit 21E (workshop) 800 sq ft (74.3m²) £540 + VAT

The rent quoted is inclusive of service charge and buildings insurance, but exclusive of business rates, utility costs, water etc.

Business Rates

According to the Valuation Office Agency website, the premises have a current 2010 rateable value as follows:

Unit 20A £5800

Unit 20B £5800

Unit 21G £3900

Unit 21H £3900

Unit 21C £5100

Unit 21E £5100

Interested parties are advised to direct further enquiries to the local authority.

