

Unit G Oakwood Business Park, Northfield Lane,  
Upper Poppleton, York, YO26 6QZ



\*CGI Image

## Trade Counter / Industrial Unit

5,979 sq ft (555.46 sqm) on 0.59 acres

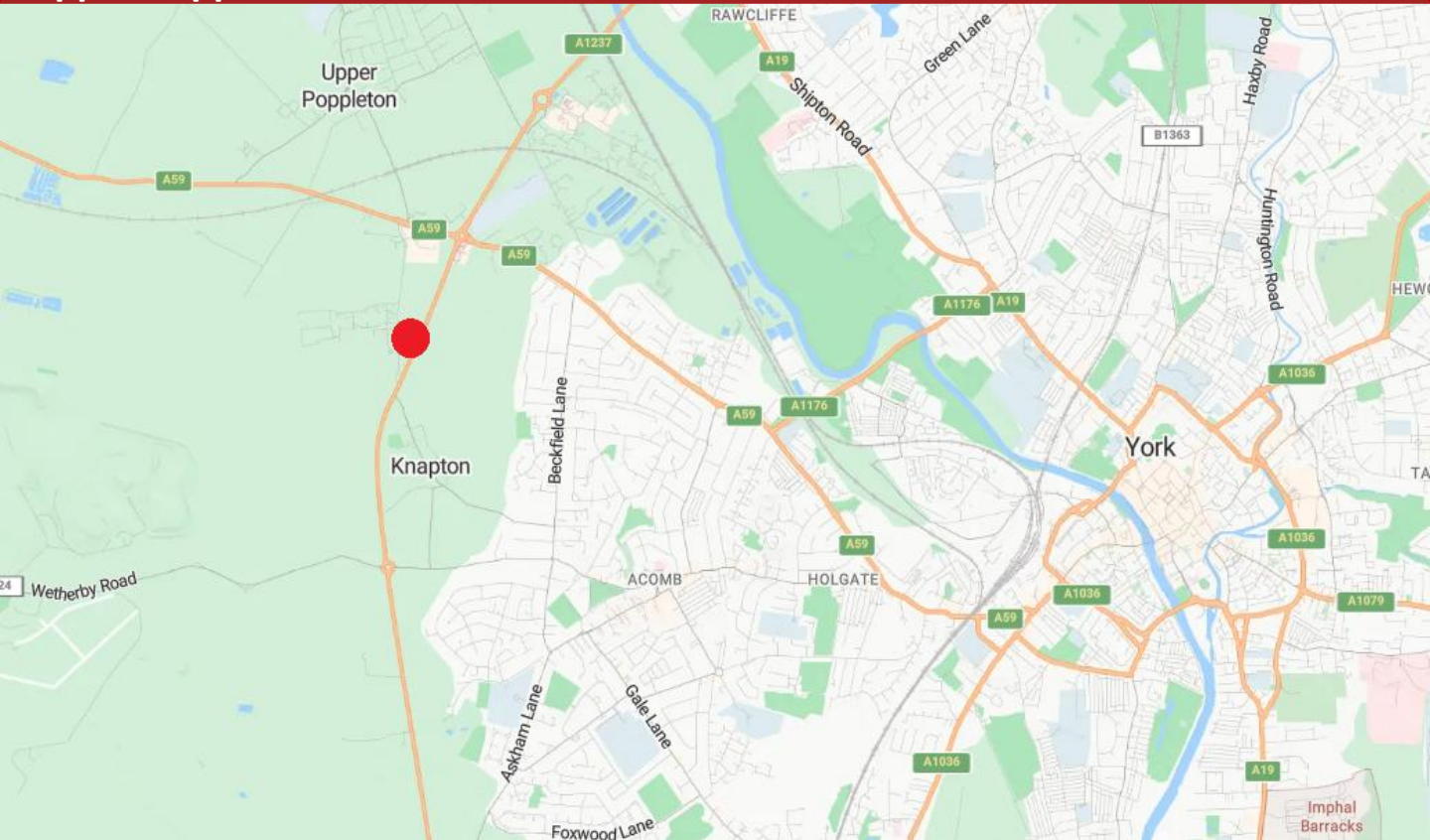
- Located just off York Outer Ring Road
- Large Secure Yard
- To Be Refurbished

For more information please contact:

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**Unit G Oakwood Business Park, Northfield Lane,  
Upper Poppleton, York, YO26 6QZ****LOCATION**

Oakwood Business Park is recognised as one of York's established business locations. Unit G, is situated on Northfield Lane in Upper Poppleton, approximately 3 miles west of York city centre. Oakwood Business Park occupies a strategic commercial location close to the junction of the A59 York–Harrogate Road and the A1237 York Outer Ring Road, providing excellent access to York, Harrogate, Leeds and the wider regional motorway network via the A64 and A1(M).

The property is conveniently located for public transport, with Poppleton railway station less than one mile away, providing regular services to York, Harrogate and Leeds. A range of local amenities are available nearby, including retail, food and fuel facilities at Poppleton Bar and Monks Cross, together with services within Upper Poppleton village itself.

**RATEABLE VALUE**

The rateable value of the unit is yet to be assessed and interested parties should make their own enquiries of the relevant billing authority.

**DESCRIPTION**

Unit G benefits from frontage to the York Outer Ring Road and a large 0.59 acre secure yard. The unit comprises steel portal frame with profile metal clad elevations and roof with approximately 10% roof lights. The unit is single span with an eave's height to underside of haunch of 4m rising to 6.45m at the pitch and benefits from full height loading doors.

The unit will undergo a refurbishment that can be tailored to suit a new occupier.

**EPC**

An EPC will be prepared post refurbishment works.

**VAT & LEGAL COSTS**

All prices and outgoings are exclusive of but may be liable to VAT. Each party is responsible for their own legal costs incurred in the transaction.

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### ACCOMMODATION

Description	sq ft	sq m
Trade / Industrial Ground Floor	5,979	555.46
Secure Yard	0.59 acres	0.24 hectares
<b>TOTAL GIA</b>	<b>5,979</b>	<b>555.46</b>

### TERMS

Available on a leasehold basis. Further details from sole agents.



York Ring Road (A1237)



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