

**Unit 3 Oakwood Business Park, Northfield Lane,
Upper Poppleton, York, YO26 6QZ**



Industrial Unit

3,597 sq ft (334.21 sqm)

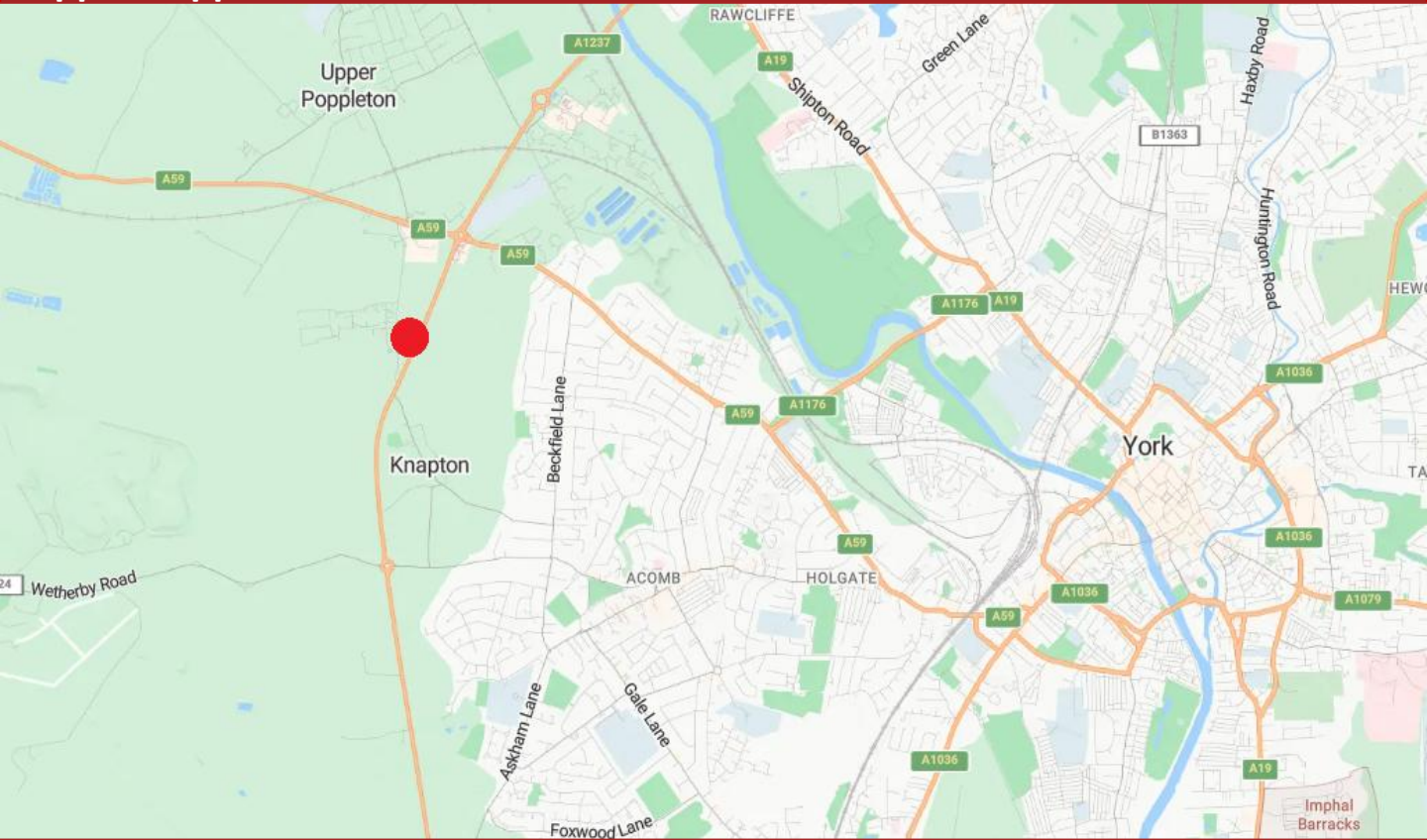
- Located just off York Outer Ring Road
- Good Yard / Car Parking Provision
- 3 Phase Power Supply

For more information please contact:

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**Unit 3 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 3, 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

We understand the property has a rateable value of £28,750 (2026 List). Interested parties should make their own enquiries of the relevant billing authority.

DESCRIPTION

Unit 3 benefits from frontage to the York Outer Ring Road. The unit comprises steel portal frame with part block work and profile metal clad elevations and roof with approximately 20% roof lights. The unit is single span with an eave's height to underside of haunch of 4.35m rising to 6.87m at the pitch. The unit has an electrically operated roller shutter door (4.9m wide x 5.2m high).

The unit benefits from Offices, WC and Kitchenette with 3 phase power and a mezzanine storage area at 1st floor. The unit currently has a small fitted shop / trade area.

EPC

The unit has an EPC Rating of C (73C)

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
Industrial Ground Floor and shop	3,597	334.21
1 st Floor Mezzanine	1,285	119.45
TOTAL GIA (excluding mezzanine)	3,597	334.21

TERMS

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



York Ring Road (A1237)



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