



Unit 5, Firbank Business Park, Easingwold, York

£16,000

Stephensons
commercial



North Moor Road,
York YO61 3QE

Est. 1871

£16,000

A recently constructed business unit extending to approximately 156.25 sq m (1,682 sq ft) GIA, situated on the modern Firbank Business Park to the north of Easingwold.

Unit 5 provides open-plan workshop accommodation together with kitchenette and WC facilities, benefiting from excellent access to the A19 and available immediately by way of a new lease.

DESCRIPTION

Unit 5 forms part of the recently completed Firbank Business Park, offering an open-plan warehouse/workshop with an electrically operated roller shutter loading door together with a pedestrian entrance, kitchenette and WC facilities.

The building is constructed on a steel portal frame with concrete panel lower elevations and profile metal cladding above beneath a profiled sheet roof incorporating translucent roof lights, creating practical, high-quality business accommodation suitable for a variety of commercial uses.

LOCATION

Located to the north of Easingwold, the property is within a pleasant rural setting, surrounded by open countryside. The property can be found off North Moor Road, which provides easy access to the A19, which is located just 1 mile to the west of the property. The business park is also easily accessed from the North Yorkshire market town of Easingwold, which is located circa 1.5 miles to the south.

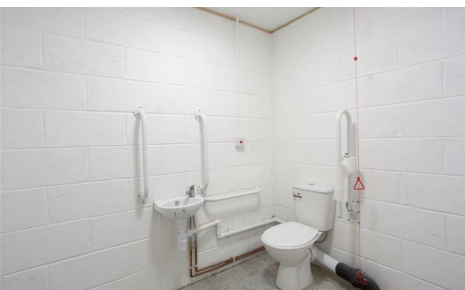
The A19 provides excellent access to York (15 miles to the south) and Thirsk (10 miles to the north-west).

SERVICES

The property benefits from mains supplies of water and electricity.



Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.



LOCAL AUTHORITY

North Yorkshire Council.

BUSINESS RATES

Rateable value yet to be assessed.

ENERGY PERFORMANCE CERTIFICATES

The property has an energy performance asset rating of between C 69.

TERMS

The unit is available by way of a new full repairing and insuring lease at £16,000 per annum exclusive, payable monthly in advance and on a minimum contractual term of 3 years. A three month rent bond is to be lodged with the Landlord for the duration of the lease.

The tenant will be responsible for all business rates, utility costs and estate service charge. Internet is currently provided by the Landlord but re-charged at £50 pm.

VIEWINGS

Viewings strictly by appointment with the sole letting agent - contact Stephenson's Estate Agents (Commercial & Development) - 01904 62 55 33.

VALUE ADDED TAX

All figures quoted are exclusive of VAT.

AGENTS NOTE

Photographs taken May 2025. Internal fit-out may differ.

Partners:

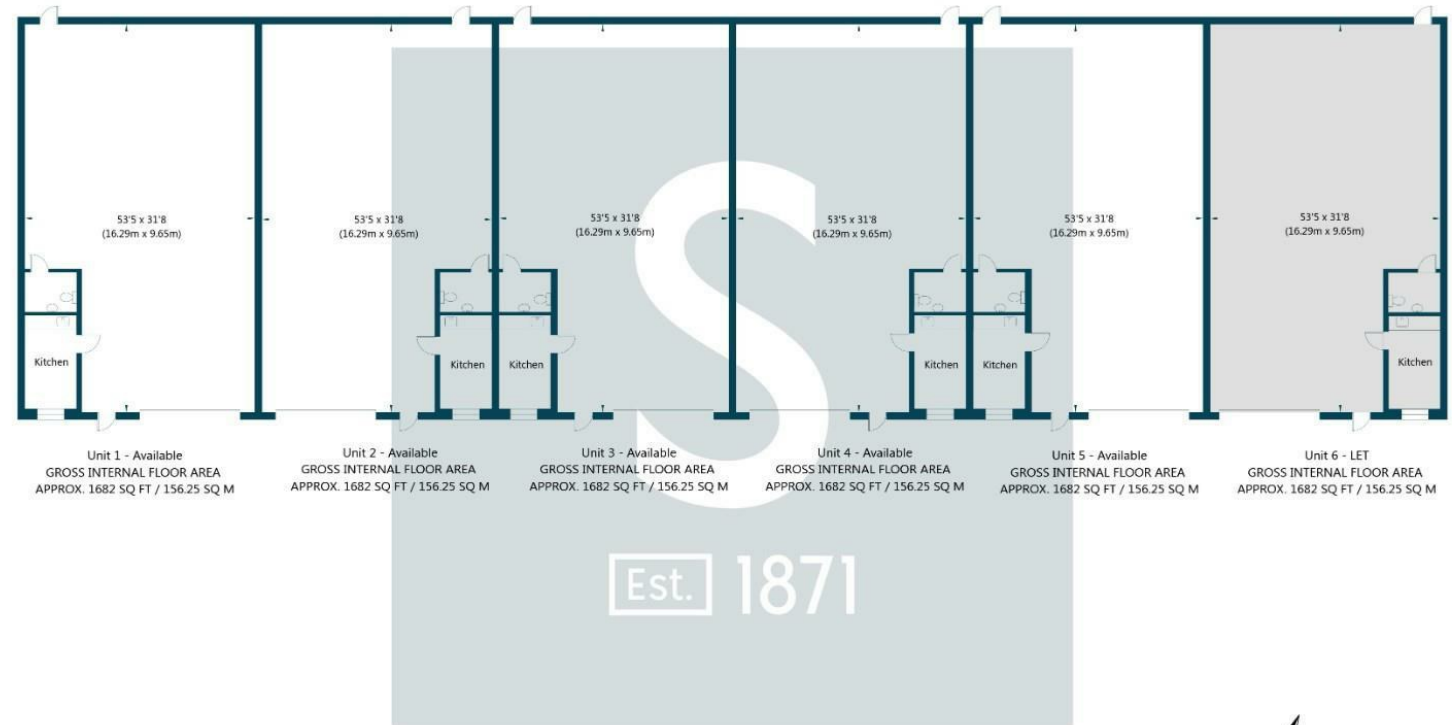
J F Stephenson MA (Cantab) FRICS FAAV
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 N J C Kay BA (Hons) pg. dip MRICS
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

All measurements and fixtures including doors and windows are approximate and should be independently verified.
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