

Storage Units, Hull Road, York

£150 (From) Per Month

Stephensons
commercial

Hull Road, York YO19 5LE

£150 (From) Per Month

A range of storage units are available to let individually within the attractive courtyard of Grimston Hill House on Hull Road, approximately three miles east of York city centre. The units range in size from 211 sq ft to 405 sq ft and are available on new lease agreements.

DESCRIPTION

The accommodation comprises a range of traditional former coach houses and outbuildings arranged around a secure cobbled courtyard. The units are available individually and provide predominantly open-plan storage accommodation with traditional timber doors, exposed brickwork and vaulted ceilings with exposed timber trusses. The buildings offer practical storage space within an attractive period property.

LOCATION

Grimston Hill House occupies a prominent position on Hull Road (A1079), approximately three miles east of York city centre. The property benefits from excellent access to York's outer ring road, the A64 and the wider regional motorway network, making it well positioned for occupiers requiring accessible storage accommodation.

ACCOMMODATION

Unit 1a: 37.60 sq.m (405 sq.ft)
Unit 2: 19.65 sq.m (211 sq.ft)

SERVICES

Mains supply of electricity is understood to be connected. Interested parties should satisfy themselves as to the suitability and capacity of the services for their intended use.







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.











TERMS
The units are available individually by way of new lease agreements on a minimum 6 month term.

Unit 1a: £300 pcm
Unit 2: £150 pcm

LOCAL AUTHORITY
City of York Council.

RATING ASSESSMENT
TBC

PLANNING PERMISSION
Interested parties should satisfy themselves that their proposed use is acceptable.

ENERGY PERFORMANCE CERTIFICATES
Exempt - Low energy use buildings

VIEWINGS
Strictly by prior appointment through the sole letting agents - Stephensons Estate Agents (Commercial)

COSTS
The ingoing tenant will be responsible for a contribution of £150 + VAT for the preparation of the lease documentation.

VALUE ADDED TAX
Unless otherwise stated, all figures quoted are exclusive of VAT. VAT will be charged where applicable.

ANTI-MONEY LAUNDERING REGULATIONS (paragraph
In accordance with Anti-Money Laundering Regulations, we are required to carry out identity and anti-money laundering checks on all purchasers & tenants. A non-refundable fee of £30 + VAT (£36 including VAT) per purchaser/tenant is payable for these checks. The fee must be paid before we can issue a Memorandum of Sale/Heads of Terms to the solicitors and is non-refundable should the purchase/letting subsequently not proceed.

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Partners:

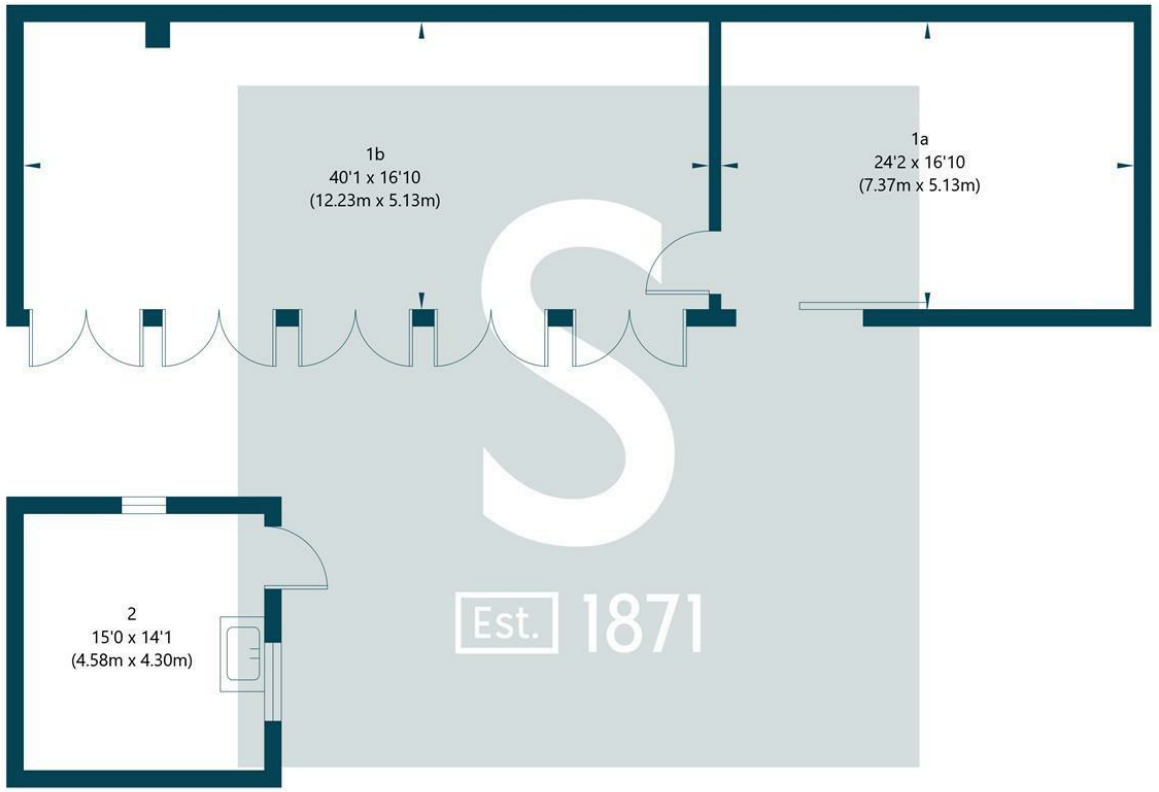
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1306 SQ FT / 121.32 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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