5 Foxoak Park, Dunnington, York

£375,000

Stephensons
commercial

stephensons4property.co.uk

Common Road, York YO19 5RZ

£375,000

A modern, well-presented two-storey office building offering approximately 2,304 sq ft of flexible accommodation at the established Foxoak Park in Dunnington, York. Available freehold with vacant possession - letting also considered.

DESCRIPTION

The property comprises a modern two-storey office building providing approximately 214.06 sq.m (2,304 sq.ft) NIA.

The building is approached through a glazed entrance and reception area. The office accommodation is predominantly open plan, providing flexible workspace suitable for a range of office occupiers. Both floors benefit from good levels of natural light, suspended ceilings with recessed lighting and perimeter heating.

Externally, there is a paved parking area serving the property, suitable for 6-8 vehicles.

LOCATION

Foxoak Park is situated to the south of Dunnington, approximately 5 miles east of York city centre, within an established commercial area, being adjacent to Derwent Valley Industrial Estate. The property benefits from excellent road connectivity, with the A1079 close by providing access towards York and Hull, and the A64 approximately 2 miles to the west, linking with the wider regional motorway and trunk road network.

York is a major commercial centre in North Yorkshire, offering a diverse business base, strong professional and service sectors and excellent regional and national transport connections.

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.

SERVICES
The property is understood to benefit from mains electricity, gas and water/drainage connections. Heating is provided by gas boilers.

TENURE
Freehold with vacant possession. A letting of the property would be considered on terms to be agreed.

LOCAL AUTHORITY
City of York Council.

RATING ASSESSMENT
Rateable Value: £24,000

PLANNING PERMISSION
We understand that the property benefits from Planning Use Class E (Commercial, Business and Service). Interested parties should satisfy themselves as to the suitability of their intended use.

ENERGY PERFORMANCE CERTIFICATE
B 48

VIEWINGS
Strictly by prior appointment with the sole selling agent - Stephensons Estate Agents (Commercial).

COSTS
Each party to be responsible for their own legal and professional costs incurred in the transaction.

VALUE ADDED TAX
All figures quoted are exclusive of VAT unless expressly stated.

ANTI-MONEY LAUNDERING REGULATIONS
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.

Stephensons
commercial

Partners:

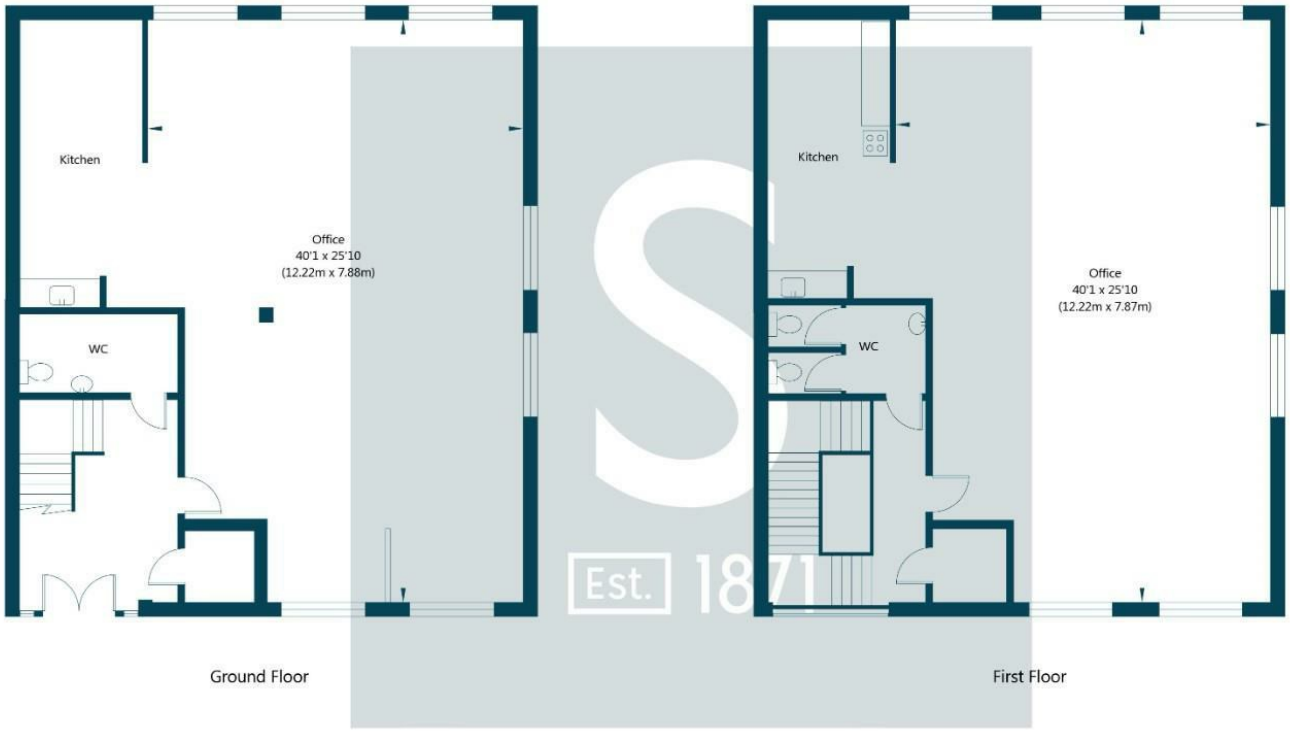
J F Stephenson MA (Cantab) FRICS FAAV
I E Reynolds BSc (Est Man) FRICS
R E F Stephenson BSc (Est Man) MRICS FAAV
N J C Kay BA (Hons) pg. dip MRICS
O J Newby FNAEA
J E Reynolds BA (Hons) MRICS
R L Cordingley BSc FRICS FAAV
J C Drewniak BA (Hons)
E G Newby MRICS
T Brooks MNAEA

Associate Partners:

N Lawrence
I Jarvis MNAEA

York: 01904 625533
Boroughbridge: 01423 324324
Easingwold: 01347 821145
Selby: 01757 706707
Haxby: 01904 809900

Foxoak Park, Dunnington, York, YO19 5RZ



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

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

www.exposurepropertymarketing.com © 2026