


FOR SALE

Hull Road, Wilberfoss, York, YO41 5PF

18,080 Sq Ft (1,679.63 Sq M) on a site of 6.55 acres (2.65 hectares)

Modern Detached Industrial / Warehouse Premises on a large open storage site

- Site includes 2 residential dwellings with development potential
- Fully secure site with barrier entry system
- Part concrete and part compacted hardcore surfaced site
- Eaves height of 6.63 metres
- Loading via 10 electric ground level roller shutter doors
- 5 tonne travelling crane

 **0113 245 6000**

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Boundary for indicative purposes only



Location

The property is situated prominently fronting onto York Road (A1079) and is strategically located just over 3 miles from Pocklington, circa 6.5 miles from the York Ring Road (A64) and just under 9 miles from Market Weighton.

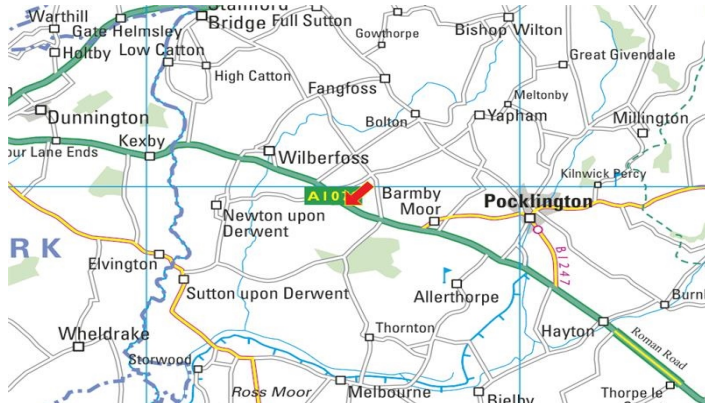
Description

The property comprises three detached industrial / warehouse buildings on a large secure site with the following specification;

- Site includes 2 residential dwellings with development potential
- Fully secure site with barrier entry system
- Part concrete and part compacted hardcore surfaced site
- Eaves height of 6.63 metres
- Loading via 10 electric ground level roller shutter doors
- 5 tonne travelling crane
- Dedicated spray booth
- High quality ancillary offices

Accommodation

Accommodation	Sq. m	Sq. ft
Warehouse	1,534.67	16,170
Offices / Welfare	117.35	1,909
Total	1,679.6	18,080
Mezzanine	165.48	1,781



Terms

The property is available for sale on a freehold basis.

Price on application.

EPC

A copy of the EPC certificate and report are available on request

Legal Costs

Each party is to be responsible for their own legal costs incurred in connection with the transaction

Viewings

For further information or to arrange a viewing please contact;

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