


# FOR SALE/TO LET

Halifax Way, Pocklington Industrial Estate, York, YO42 1NP

**8,584 Sq Ft (797.45 Sq M)**

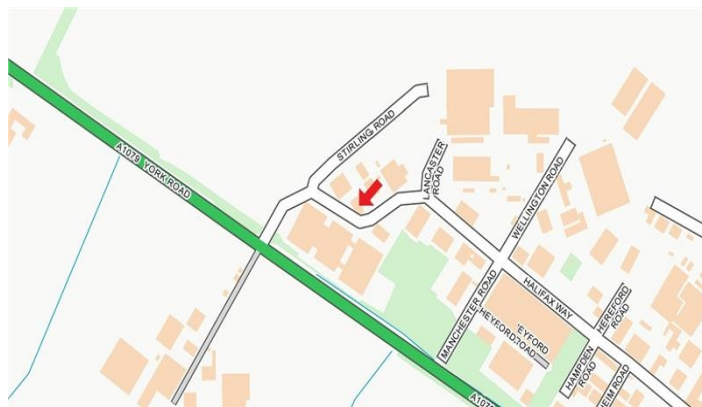
Modern detached hybrid office / warehouse building

- HQ style office accommodation
- Generous car parking provisions
- Fully secure site
- Loading via a single ground level roller shutter door

 **0113 245 6000**

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## Location

The property is situated within the established and popular Pocklington Industrial Estate, which is strategically located on the York to Hull Road (A1709), approximately 1 mile to the south west of Pocklington Town Centre, circa 9 miles to the east of the A64, just over 12 miles to the east of York City Centre and within 25 miles of Hull City Centre.

The property itself is accessed off Halifax Way, which leads directly to York to Hull Road (A1079).

## Description

The property provides a modern detached hybrid office / warehouse building which benefits from the following specification;

- HQ style office accommodation
- Generous car parking provisions
- Fully secure site
- Dedicated reception
- Loading via a single ground level roller shutter door

## Accommodation

Accommodation	Sq. m	Sq. ft
Ground Floor Offices	353.85	3,809
First Floor Offices	353.85	3,809
Warehouse	89.82	967
<b>Total</b>	<b>797.52</b>	<b>8,584</b>

## Terms

The property is available by way of a freehold sale or a new full repairing and insuring lease for a term to be agreed.

Price / rent on application.

## EPC

A copy of the EPC certificates and reports are available on request.

## Legal Costs

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

## Viewings

For further information or to arrange a viewing please contact;

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