

**AVAILABLE
Q1 2025**

**Warehouse/Industrial Units
6,032–8,093 sq ft.**

FOR SALE / TO LET

Construction commenced

**CROPTON COURT
NORTHMINSTER BUSINESS PARK
YORK YO26 6BN**

A development by



CROPTON COURT

Cropton Court will comprise three modern detached warehouse/industrial units set within a self-contained area and will comprise the following approximate floor areas (units to be measured upon completion):

Unit 1	UNDER OFFER	
Unit 2	560.34 sq m	6,032 sq ft
Unit 3	742.64 sq m	7,994 sq ft
Total	1,302.98 sq m	14,026 sq ft

The units will comprise the following specification:

-  Pitched profile metal sheet clad roofs with translucent roof lights;
-  Each unit is fitted with high bay LED lighting within the warehouse accommodation;
-  An eaves height of 6.23 metres in Unit 1, 6 metres in Unit 2 and 5.8 metres in Unit 3;
-  Loading via a single electrically operated ground level sectional overhead door to the front elevation for each unit, whilst Unit 3 will comprise two loading doors;
-  WC facilities and kitchenette in each unit;
-  An electricity supply of 60 KVA per unit;
-  Each unit has its own EV charge point and photo voltaic panels to the roofs;
-  Good sized concrete yard and loading areas with generous dedicated car parking provisions and the potential for the courtyard to be secured if required;
-  24/7 unrestricted access;
-  Fully secure estate with overnight manned security between 8:00pm and 5.00am.





NORTHMINSTER BUSINESS PARK

Northminster Business Park provides an attractive and secure gated business park in York, set within a highly landscaped environment. The enhanced security measures include fully automated gates, CCTV and number plate recognition and manned security between 8:00pm and 5:00am. The Park is home to over 50 businesses ranging from distribution & warehousing, professional practices and science-based users, all employing approximately 1,000 people.

The Park benefits from a wealth of nearby facilities including a café on the park itself, a Post Office counter at Poppleton Convenience Store, Co-op, pharmacy, doctors, dentist and 3 public houses within the village of Poppleton. In addition at the A59 junction with the York outer ring road there is a BP petrol filling station along with a Marks & Spencers Simply Food outlet and McDonald's Drive Thru Restaurant. Other amenities within the vicinity include a Premier Inn, Bannatynes Health Club located off the outer ring road, and Dobbies Garden Centre which has a Waitrose concession within it.



LOCATION

Strategically located just off the York Outer Ring Road (A1237), circa 3.5 miles west of York City Centre and north of the A64. Northminster Business Park is connected to the York Cycle Network and benefits from being within a few hundred yards from Poppleton Park & Ride which is one of two of York's Hyper Hub EV Charging sites, whilst Poppleton Railway Station is within 10 minutes walk.

TERMS

The units are available to purchase or rent on a new full repairing and insuring lease, for a term to be agreed. Quoting rents and prices available upon application.

EPC

The properties will be assessed upon completion.

BUSINESS RATES

The units are yet to be assessed. Interested parties are advised to make their own enquiries with York City Council 01904 551140.

FURTHER INFORMATION

Contact joint agents



01904
276017

pph-commercial.co.uk

Matthew Tootell

[matthew.tootell@](mailto:matthew.tootell@pph-commercial.co.uk)

pph-commercial.co.uk



gvproperty.co.uk

0113 245 6000

Paul Mack

paul@gvproperty.co.uk

Jonathan Jacob

jonathan@gvproperty.co.uk

IMPORTANT NOTICE: PPH Commercial and GV&Co for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchases or lessors and do not constitute, nor constitute part of, an offer or contract. (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Bowcliffe or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property. (iv) all rentals and prices are quoted exclusive of VAT. Designed by **ARK** February 2024

