

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;



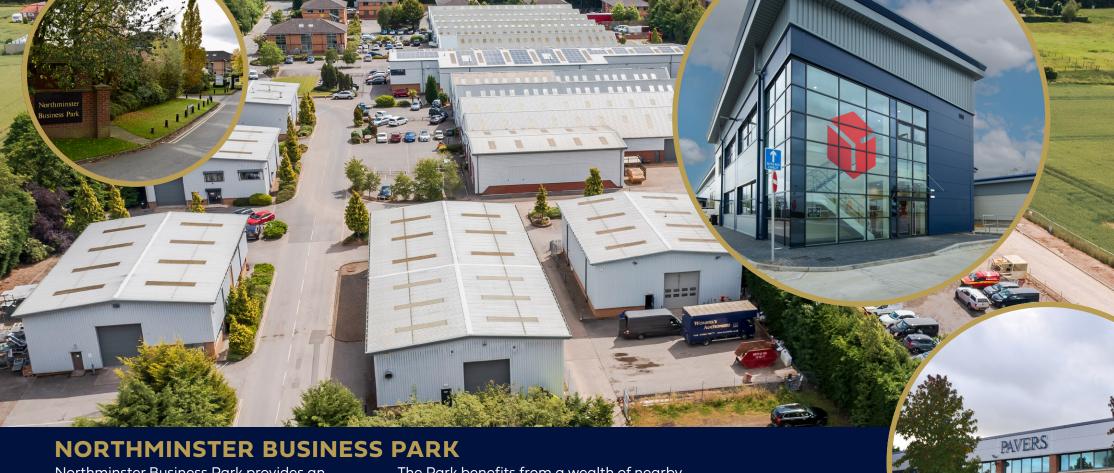
24/7 unrestricted access;



Fully secure estate with overnight manned security between 8:00pm and 5.00am.







Northminster Business Park 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.



REMISHAW







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with York City Council 01904 551140.