



## **TO LET - MODERN WORKSHOP / WAREHOUSE UNIT WITH EXTENSIVE YARD**

UNIT 9 FIRST AVENUE,  
SHERBURN IN ELMET,  
LS25 6PD

- **Size: Approx 6,261 SQ.FT**
- **Eaves Height Approx 6m**
- **Extensive Yard & Secure Compound**
- **3 Phase Electric Supply**
- **Rental: £50,000 per annum**



**malcolm  
stuart**  
PROPERTY CONSULTANTS

## Modern Warehouse / Workshop Unit close to Junction 42 A1(M).....

The building is of steel portal frame construction with predominantly profile metal cladding apart from a section of glazing to the reception and offices. The warehouse / workshop space benefits from an automatic roller shutter and single personnel / fire door whereas the offices have a separate dedicated entrance.

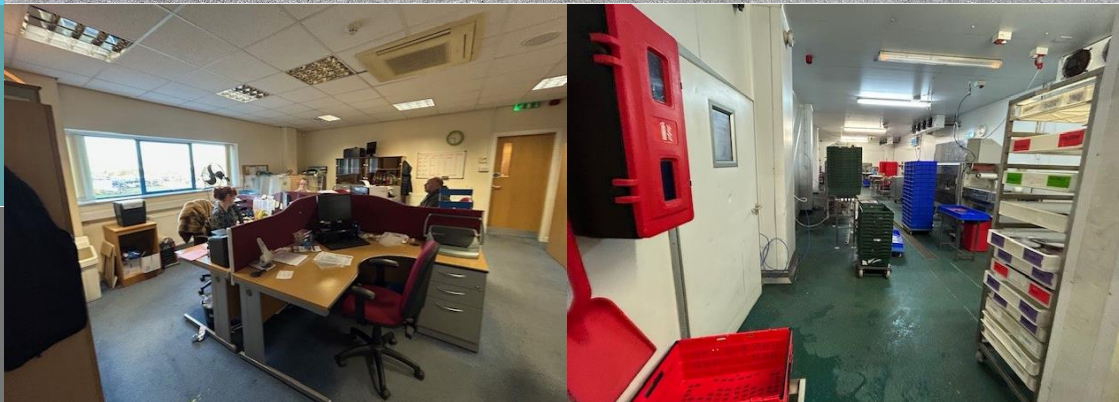
The roof is pitched and clad with profile metal and translucent roof lights.

Internally there is a solid concrete floor and an eaves height of circa 6m. The unit provides good open plan warehouse / workshop space with staff facilities at ground floor level and offices to the first floor which have double glazed window units for natural light.

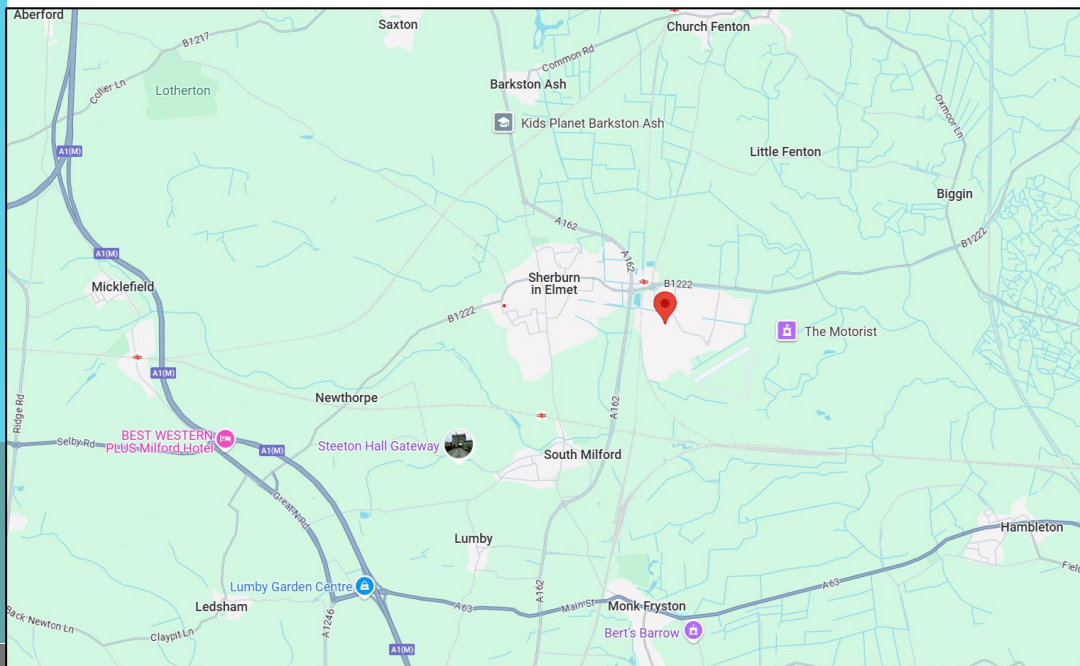
Externally there is an extensive shared yard and a secure, gated and fenced compound to the side.

The unit is located on Sherburn Industrial Estate in North Yorkshire and has excellent motorway links with Junction 42 of the A1(M) approximately 5 miles to the southwest. The major cities of Leeds and York are both 15 miles from the unit and under 30 minutes drive time giving it great accessibility.

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Description	SQM	SQ.FT
Warehouse	388.93	4,186
GF Offices / Staff	96.37	1,037
FF Offices	96.37	1,037
Total	581.67	6,261



1. All measurements, areas and distances quoted are approximate only. 2. Information provided in respect of planning and rating matters has, unless stated, been obtained by way verbal enquiry only. Interested parties are, therefore, recommended to seek their own independent verification on such matters from the appropriate parties. 3. Location plans, if provided are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced. 4. MSPC LLP have not tested any apparatus, equipment, fittings of services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitors. 5. All rents and charges are quoted exclusive of VAT which may be charged in addition if applicable. 6. These particulars were prepared January 2025 and every reasonable effort has been made by Malcolm Stuart Property Consultants to ensure accuracy. Interested parties are, however, strongly advised to take appropriate steps to verify by independent inspection.

## PLANNING

We recommend that interested parties make their own enquiries with North Yorkshire Council Planning Department on this - 0300 131 2131 or visit their website: [View and comment on planning applications | North Yorkshire Council](#)

## BUSINESS RATES - 2023 LIST

Workshop & Premises £33,750

\*Please note this currently includes a mezzanine which will be removed which will reduce the RV\*

Current Uniform Business Rate is 0.499 giving rates payable before any applicable discounts of approx. £16,841.25

## EPC

The unit has a current energy efficiency rating B50

## TERMS

The unit is available on a new FRI lease for a term of years to be negotiated at a rental of £50,000 per annum.

## VIEWING

Sole letting agents (appointment only)  
 Malcolm Stuart Property Consultants  
 01937 530853  
[james@malcolm-stuart.com](mailto:james@malcolm-stuart.com)

