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Available for occupation.....



Unit 2B Hessay Industrial Estate
Hessay York YO26 8LE

Warehouse of approx. 17,824 sq.ft. (1,655.84 sq.m.) to let as a whole (only). Located on a gated Estate with night-time and weekend security measures. The Estate has always proved popular due to its very close proximity to the A59 and as a result, the access it offers to both the A1/M1 corridor and York's outer ring road (A1237) at Poppleton with its radial routes.

To Let - New Lease Available
Rent: £70,000 p.a. (excl.)

Email: enquiries@blacksproperty.com Tel: 01904 679733

LEASES

Lettings on Hessay Industrial Estate are based on a standard lease which involves payment of, on a quarterly in advance basis, rent, an estate service charge and re-imbursement of a proportion of annual building insurance premium paid by the Landlord. Sub-meters for electricity are read each Quarter are charges invoices. Occupiers are responsible for payment of Business Rates each financial year directly to City of York Council (Tel: 01904 551140 - Business Rates Section).

PREMISES	RENT	SERVICE CHARGE 09-2025/09-2026	BLDG. INSURANCE 04-2025/04-2026
17,824 sq.ft. (1,655.84 sq.m.) (approx.)	£70,000p.a.(exc.)	£10,328.63 (exc.)	£4,954.30 (exc.) (Subject to use)

IMPORTANT NOTE - RATEABLE VALUE

The V.O.A.'s website (inspected on 19.03.2026) reveals a Rateable Value of £73,000 which City of York Council (**E:** business.rates@york.gov.uk or **T:** 01904-551140) use in determining the liability for Business Rates in the rating year (i.e. 01.04.2026 - 31.03.2027). Interested Parties can check the current year's liability using contact details provided or visit www.gov.uk/calculate-your-business-rates.

ESTATE SECURITY

Occupiers on the Estate, some of whom have been present for many years, benefit from a gated entrance and night-time and full-time weekend security measures. Costs are reflected in the Estate Service Charge.

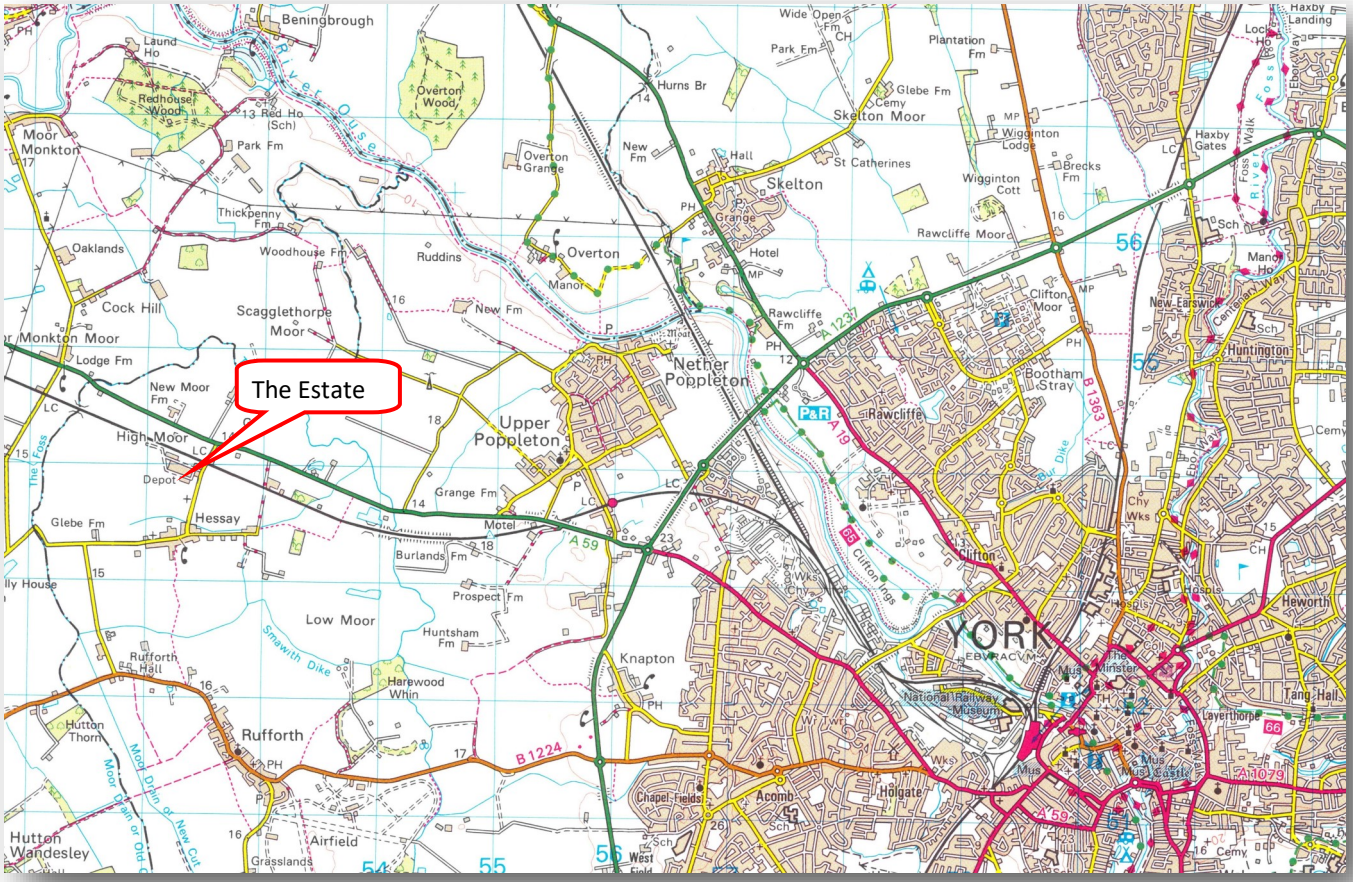
INSPECTIONS

Prior appointments are required to inspect premises on the Hessay Industrial Estate. Please contact the Letting Agents to discuss your requirements and to arrange visits - **E:** enquiries@blacksproperty.com

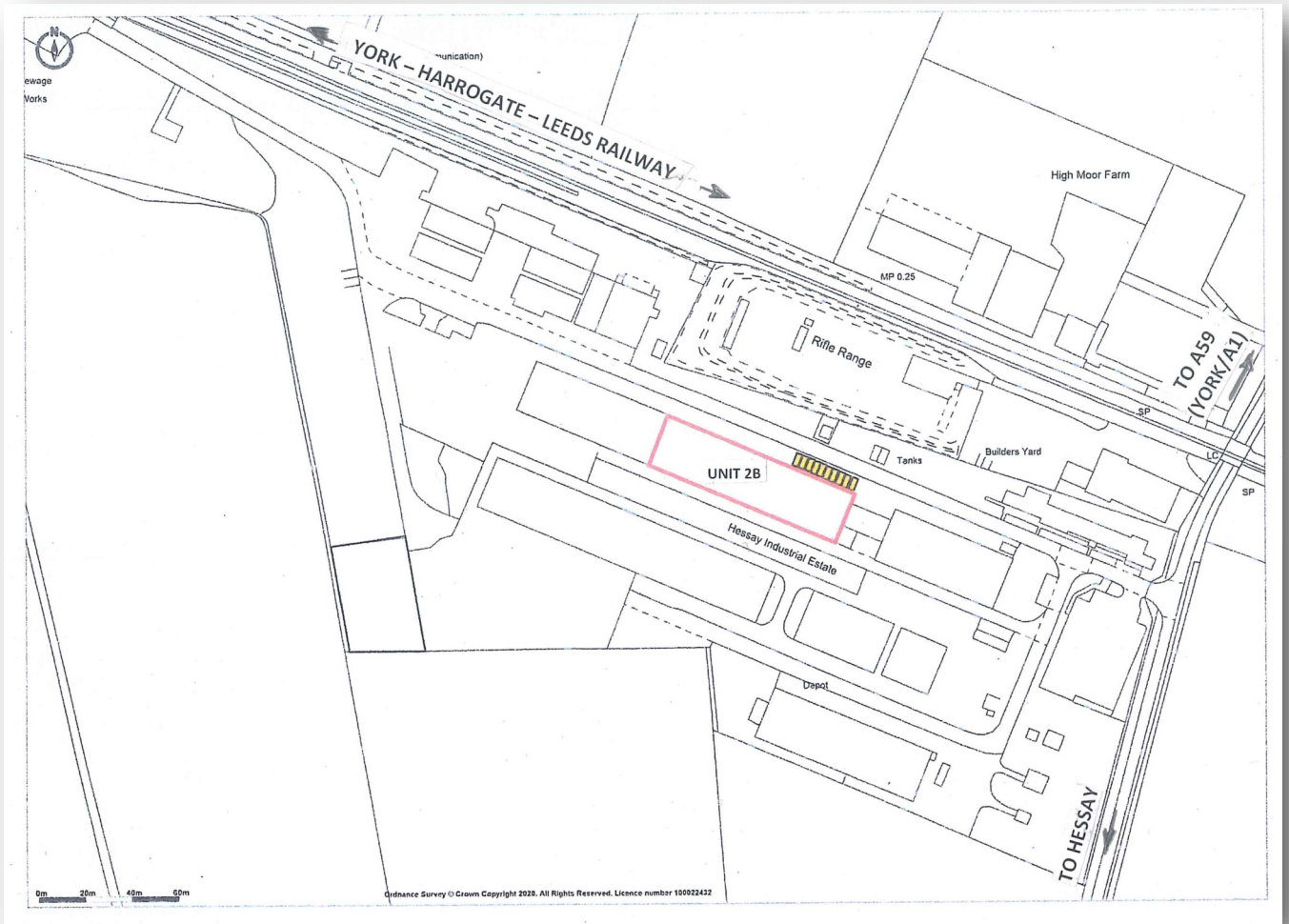




LOCATION PLAN



SITE PLAN - For Identification Purposes Only



PHOTOGRAPHS



Unit Interior



Welfare Facilities



Rear Elevation

IMPORTANT NOTICE

These particulars are provided subject to the following terms:- 1. They are for general guidance only and do not constitute the whole of any part of an offer or contract. 2. No Employee of Blacks Property Consultants Ltd has any authority to make or give any representation or warranty or enter into any contract. 3. Dimensions are approximate only and descriptions are given without responsibility on the part of the Agents, the Vendors or Lessors. 4. Reference to any equipment including services, installations, machinery, etc., does not constitute a representation of adequacy, efficiency or condition. 5. All references to price or rent exclude V.A.T. which may apply and any offer made or received will be deemed to be exclusive of V.A.T. 6. Dimensions, rating assessments, business rate liability or liability for levies, the occupancy of the subject or neighbouring properties, may from time to time change. 7. Personal inspection and the taking of independent professional advice is essential before entering into a contract. 8. We strongly suggest that the availability of this property or others should be checked before travelling to view.

Details last updated 19-03-2026