Blacks
PROPERTY CONSULTANTS



Open Storage Site - Tholthorpe Business Park
Tholthorpe
York
YO61 1SS

A mainly rough surfaced and extensively fenced/gated open storage site just inside the entrance to the gated Business Park.

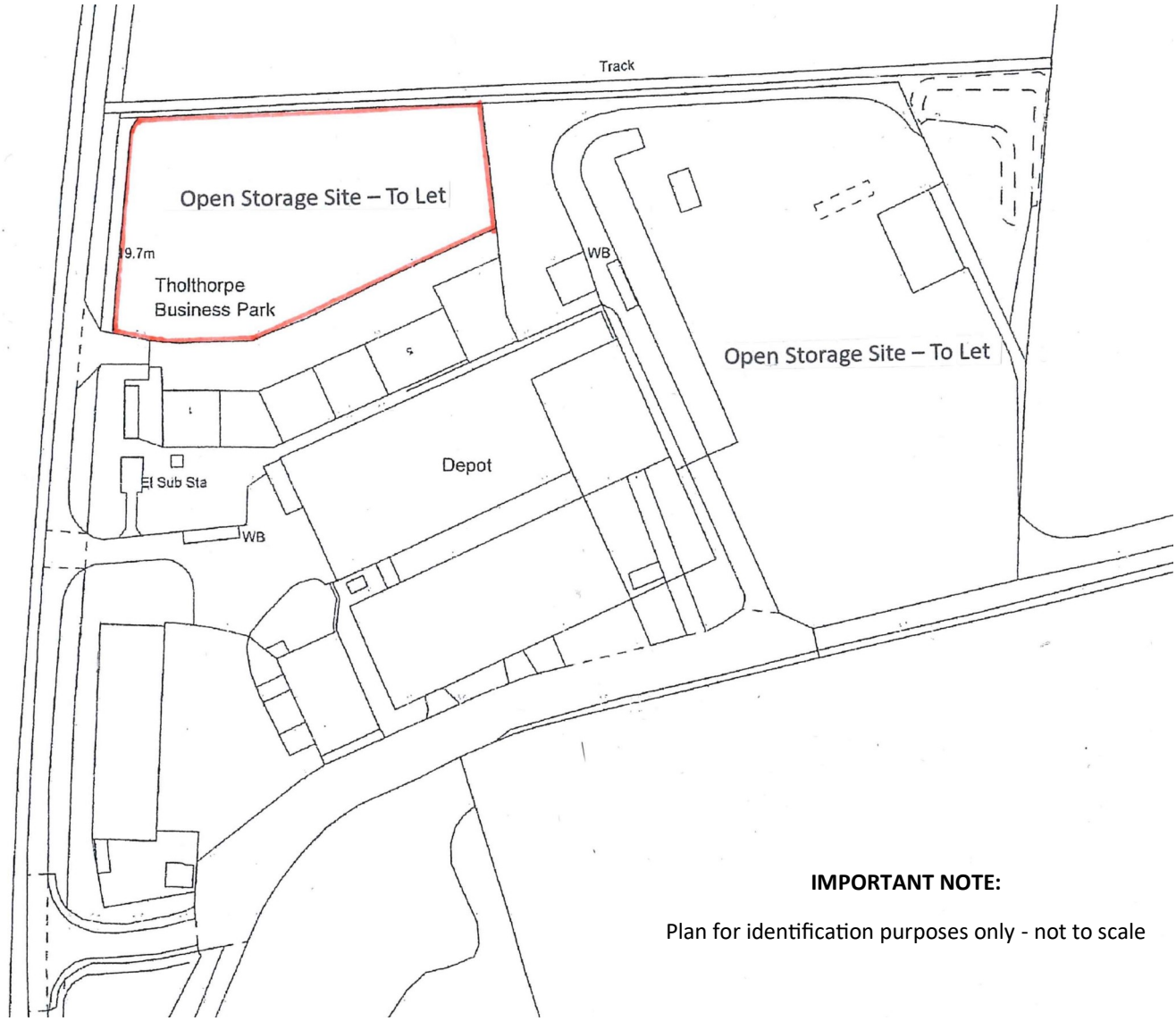
Area for business rate purposes is approx. 1.3 acres (0.52 hectares)

TO LET -
NEW LEASE

RENT REGION:
£27,750 p.a. (excl.)

Email: enquiries@blacksproperty.com Tel: 01904 679733

LOCATION PLAN



IMPORTANT NOTE:

Plan for identification purposes only - not to scale



Main Business Park Entrance



Entrance To Site

OPEN STORAGE AREA - GATED AND EXTENSIVELY FENCED

Not longer needed by the current Occupier and suitable for those requiring open storage space (non-waste related).

BUSINESS RATES

An inspection of the Valuation Office Agency's website (www.tax.service.gov.uk/business-rates-find) and enquiries to North Yorkshire County Council (0300 1312131) revealed the following:-

Rateable Value:	£30,500	(2026 Valuation List)
Business Rates:	Awaited	(2026 - 2027)

We strongly recommend that the above information is verified by interested parties using contact details provided above.

LEASE DETAILS

The property is available to let on the basis of a new lease with Tenant responsible for general maintenance of the area, its fencing and access gates. In addition the Tenant will pay a proportionate part the annual insurance premium paid by the Landlord under a normal Landlord's policy for the overall site (not individual premises held on lease). Each party will be responsible for its own legal costs in the matter. N.B. Availability subject to surrender of the current lease.

VIEWING THE SITE

Only by prior appointment with the Letting Agents please using either - **Tel:** 01904 679733 or **E-mail:** enquiries@blacksproperty.com

ENERGY PERFORMANCE CERTIFICATE

Please note that given the nature of the property an E.P.C. will not be available.

IMPORTANT NOTICE

These particulars are provided subject to the following terms:- 1. They are for general guidance only and do not constitute the whole or 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 Updated 03/02/2026