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PROPERTY CONSULTANTS



Unit 4 Bentley Park
Osbaldwick Link Road
York YO10 3JA

Modern light industrial/warehouse unit of approx. 2,840 sq.ft. (268.83 sq.m.) G.I.A. on this ever popular Park. Office/W.C. content is currently approx. 5% and the unit has gas-fired warm air heating, an office/ refreshment facility, security shutters to window, etc. Bentley Park is a gated compound just off Hull Road (A1079) with the City's outer ring road (A64) at Grimston being just less than 1 mile distant. The unit has an Energy Performance Asset Rating of 'D' (88). Inspections by prior appointment.

2,840 sq.ft. (263.83 sq.m.) Rent: £23,250 p.a.(excl.)

To Let - New Lease

Email: enquiries@blacksproperty.com Tel: 01904 679733

ACCOMMODATION

Total unit gross internal area:	GIA	2,840 sq.ft.	(263.83 sq.m.)	overall and comprising: -
Warehouse/Workshop:	GIA	2,672 sq.ft.	(248.13 sq.m.)	
Office/Refresh. Facility & W.C.:	GIA	150 sq.ft.	(13.93 sq.m.)	

BUSINESS RATES

Using www.gov.uk to access rateable values and postcode YO10 3YA revealed the following:-

Rateable Value: £23,750 (2026 Valuation List)

Business Rates payable in the new financial year 01/04/2026 - 31/03/27 can be confirmed by contacting City of York Council's Business Rates Section on **T** 01904 551140 or **E:** business.rates@york.gov.uk

NEW LEASE DETAILS

Unit 4 is available on a new lease in an effectively full repairing and insuring format for a minimum term of 3 years. In addition to rent, a Tenant repays a proportionate part of the annual insurance premium* (£598.93 (exc.) - 01/06/26 - 31/05/27), the annual alarm maintenance contract fee (£332.50 (exc.) - 01/03/25 - 28/02/26) and the annual estate service charge (£1,673.32 (exc.) - 25/12/25 - 24/12/26). Each Party will pay its own legal costs. In the preparation of the Lease and Counterpart Lease. **N.B. insurance premiums can be affected by an Occupier's use.*



Bentley Park entrance

PHOTOGRAPHS



Front to Rear View



Rear to Front View

PHOTOGRAPHS

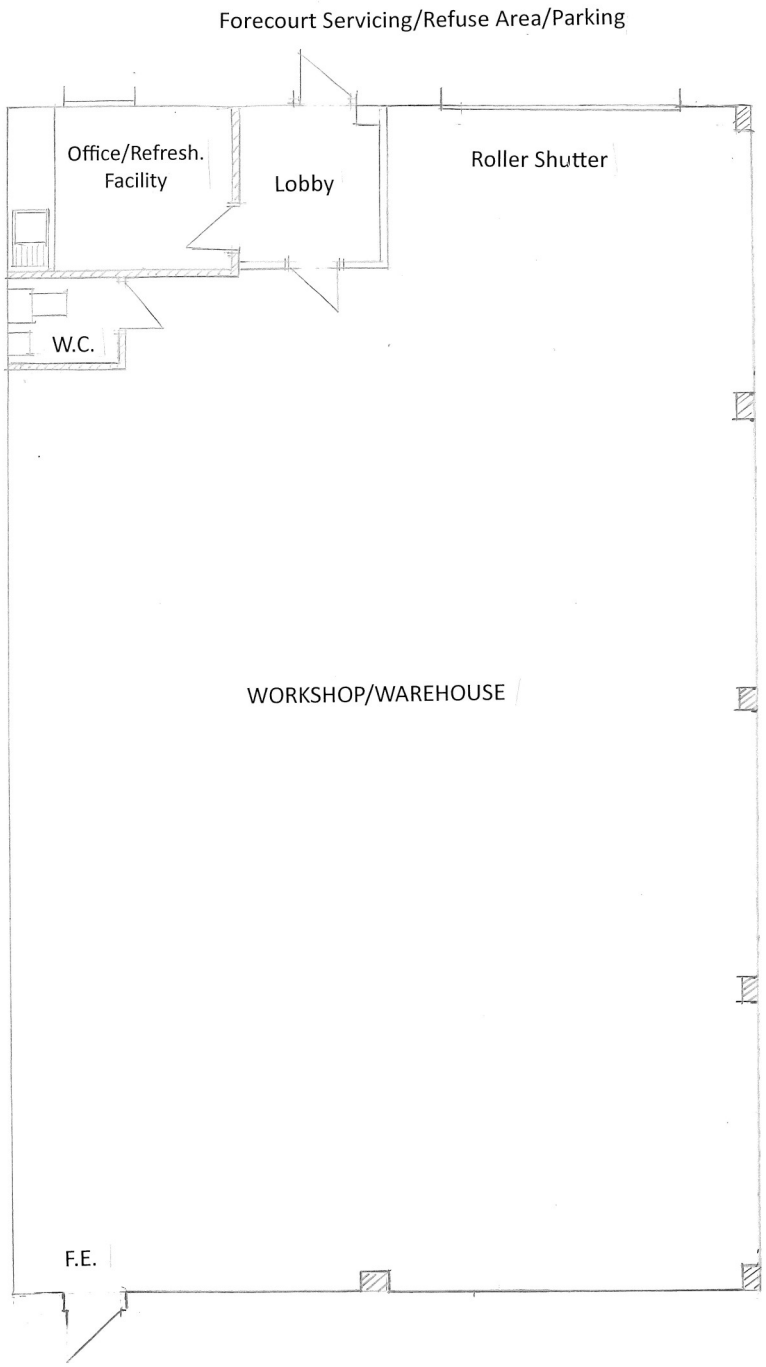


Entrance Lobby



Office/Refreshment Facility

FLOOR PLAN



4 BENTLEY PARK, OSBALDWICK, YORK, YO10 3JA – SKETCH PLAN ONLY

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 an 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.

Updated 23/10/2026