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PROPERTY CONSULTANTS



Open Storage Site
Tholthorpe
York

A mainly hard surfaced and fenced former runway area with storage building and open ended store on the edge of this industrial complex

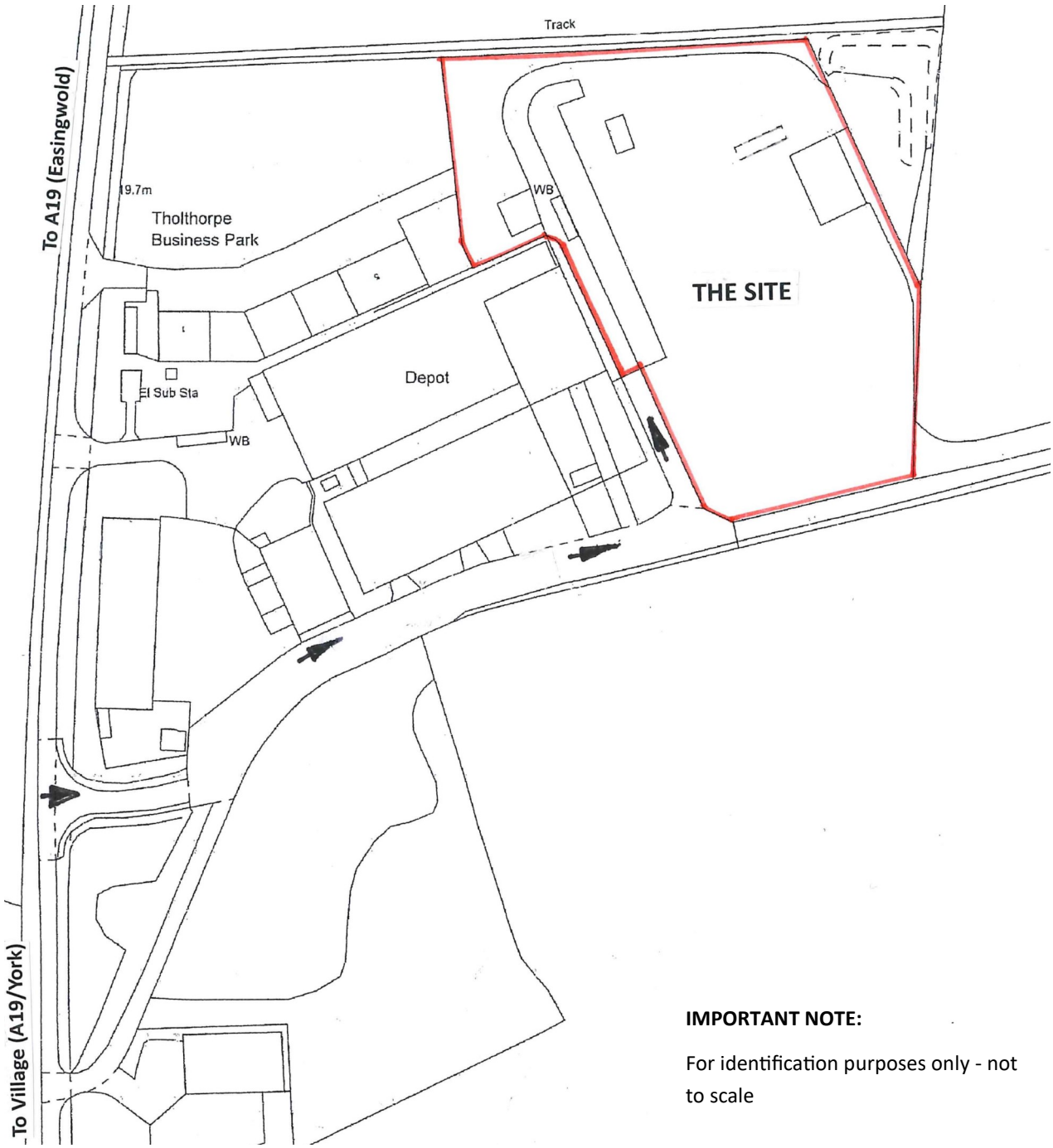
Area understood to be approx. 3.5 acres (1.41 hectares)

TO LET -
NEW LEASE

REQUIREMENTS INVITED
RENT: £75,000 P.A.(EXCL.)

Email: enquiries@blacksproperty.com Tel: 01904 679733

LOCATION PLAN



IMPORTANT NOTE:

For identification purposes only - not to scale


Main Estate Access


Estate Road to Site

OPEN STORAGE AREA - CURRENTLY FENCED/GATED

Not longer needed by the current Occupier and suitable for those requiring open storage space (non-waste related). Basic structures on the on the site include:-

Warehouse - Approx. 3,676 sq.ft. (341.50 sq.m.) - steel framed and sheet clad with roller shutter door.

Store - Approx. 690 sq.ft. (64.10 sq.m.) - open ended, steel framed with blockwork walls to 6ft. (1.82m) height.

BUSINESS RATES

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

Rateable Value: £30,000 (2026 Valuation List)

We strongly recommend that the above information, together with business rates that will be payable in the 2026-2027 business rates year, is verified by interested parties using the above contact details.

LEASE DETAILS

The property is available to let on the basis of a new lease with Tenants responsible for repair and 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. Each party will be responsible for its own legal costs in the matter. Availability subject to surrender of the current lease.

VIEWING THE SITE

Only by prior appointment with the Agents - **T:** 01904 679733 or **E:** enquiries@blacksproperty.com

ENERGY PERFORMANCE CERTIFICATE

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

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.

Updated 01/10/2026