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PROPERTY CONSULTANTS



Unit 3B Hessay Industrial Estate
Hessay York YO26 8LE

Warehouse premises of approx. 8,974 sq.ft. (833.68 sq.m.) together with detached Store of approx. 186 sq.ft. (17.2 sq.m.) situated on a popular Estate having the benefit of night-time and weekend security measures. The Estate continues to be favoured due to its close proximity to the A59 and as a result, the access offered 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: £50,000 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 and charged by invoices. Occupiers are responsible for payment of Business Rates.

PREMISES	RENT	BUSINESS RATES 04-2026/03-2027	SERVICE CHARGE 09-2026/09-2027	BLDG. INSURANCE 04-2026/04-2027
8,974 sq.ft. (833.68 sq.m.) (approx.)	£50,000p.a.(exc.)	*See note below	£5,455.24 (excl.)	£2,646.85 (excl.) (Subject to use)
186 sq.ft. (17.27 sq.m.)	Included in above	*See note below	£6.79 (excl.)	Nil

RATEABLE VALUE

Inspection of the GOV.UK website in October 2026 reveals that Unit 3B has a Rateable Value of £41,250 (Warehouse and Premises) and its Store one of £2,050 from 1st April 2026. Information regarding resultant annual business rate liabilities for the financial year commencing 1st April 2026 is available from the Rating Authority - City of York Council using **E:** business.rates@york.gov.uk or **T:** 01904-551140.

ESTATE SECURITY

Occupiers on the Estate, some of whom have been present for many years, benefit from a gated entrance and outside the hours of 07.00 - 19.00 (Mon.- Fri.) night-time and full-time weekend security measures. Costs are reflected in the Estate Service Charge.

INSPECTIONS

To arrange appointments to inspect please use **E:** enquiries@blacksproperty.com or **T:** 0904-679733.





INTERNAL PHOTOGRAPHS





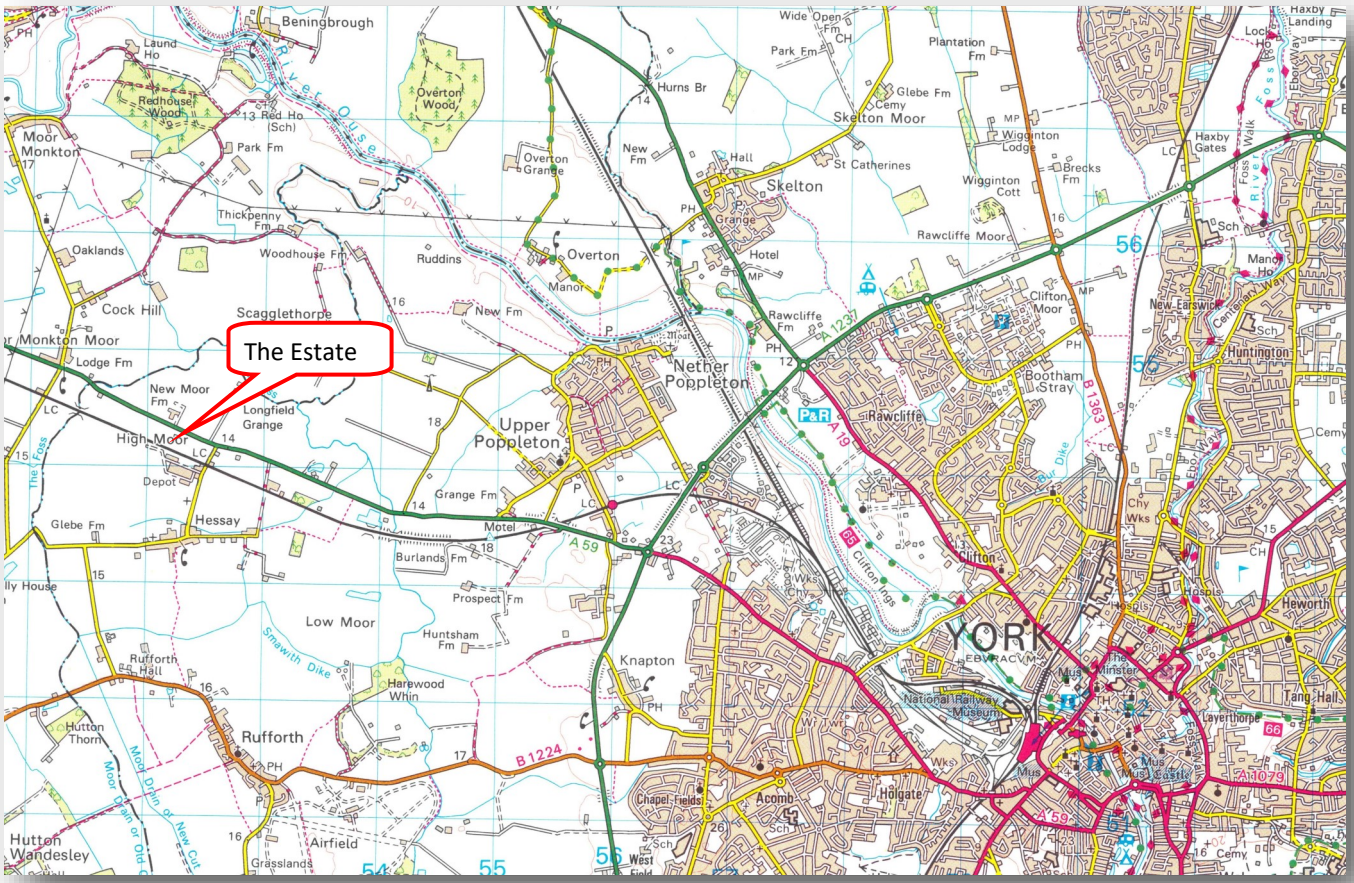
PHOTOGRAPHS II



UNIT 3B - LOCATION PLAN



HESSAY INDUSTRIAL ESTATE - LOCATION PLAN



IMPORTANT NOTICE

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Details prepared Oct. '26

Email: enquiries@blacksproperty.com **Tel: 01904 679733**