

UNIT 15 KETTLESTRING LANE YORK, YO30 4XF

£850,000
FREEHOLD

Situated within the established Clifton Moor business district, Concept Business Centre offers an exceptional investment opportunity comprising a substantial semi-detached commercial building of approximately 7,029 sq ft.

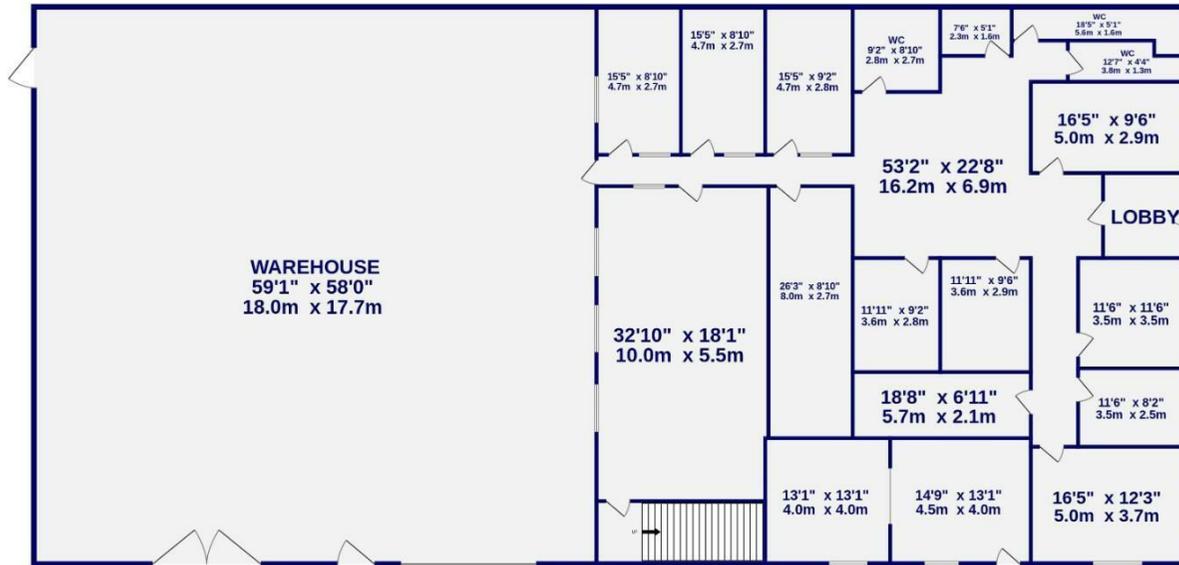
The property is arranged to provide a mix of serviced office suites and self-storage facilities, designed to suit a wide range of business occupiers. There are currently around 15 individual office and business units of varying sizes, along with a dedicated self-storage warehouse. The site also benefits from approximately 15 on-site parking spaces.

Concept Business Centre is currently producing a gross annual income of approximately £110,000, representing an attractive return for investors seeking a well-established income-generating asset within one of York's most sought-after commercial locations.

Clifton Moor remains a key business hub on the northern side of York, with excellent access to the outer ring road (A1237), A19, and wider regional transport links. Nearby occupiers include a range of national and local businesses, trade counters, and retail operators.

Rateable Value: £25,500

GROUND FLOOR
7029 sq.ft. (653.0 sq.m.) approx.



TOTAL FLOOR AREA : 7029 sq.ft. (653.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garage/stores will form part of the overall floor area and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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