

TO LET: The Hall, Lairgate, Beverley, HU17 8HN



CLARK WEIGHTMAN

CHARTERED SURVEYORS
COMMERCIAL PROPERTY CONSULTANTS

www.clarkweightman.co.uk



- Office suites available
- Individual offices and suites subject to availability
- Superb landmark building
- Excellent car parking

Rent on Application - Incentives Available

The Hall, Lairgate, Beverley, HU17 8HN

Ref: 05/279

The Hall is situated in Lairgate in the heart of Beverley being one of East Yorkshires most elegant market towns, characterised by its wealth of classical Georgian architecture in the magnificent splendour of its famous Minster. The town also offers excellent shopping and leisure facilities. The City of Hull is some 20 miles away from Beverley and the town is around 20 miles away from the M62 motorway and 9 miles north of the Humber Bridge.

This superb Grade I listed building represents a unique opportunity to acquire a prestigious office environment that is steeped in history yet offers all the facilities required by the modern forward looking business. Originally built in the early 18th Century as a private house, the Hall has been more recently converted for office use.

The building is set in extensive landscaped grounds including excellent car parking facilities.

Accommodation

Individual rooms and suites, subject to availability.

Terms

Rent on application, incentives available. Please call us to discuss your requirements.

Contact:

Carl Bradley
Clark Weightman
20 The Weir, Hessle, HU13 0RU
carlbradley@clarkweightman.co.uk



Providing commercial property advice across the Humber Region

- Sales and lettings
- Landlord and tenant
- Asset valuations
- Business rates
- Property management
- Development and investment advice

01482 645522

www.clarkweightman.co.uk
Fax: 01482 626848

Local Authority - East Riding of Yorkshire Council.

Rateable Value - To be confirmed.

Services - All mains services are connected to the property. The Agents confirm that the services were not tested at the time of inspection and prospective purchasers are advised to check on the adequacy of these services for their purposes.

Legal Costs - The ingoing tenant will be responsible for the landlord's legal costs incurred in respect of this transaction.

Commercial Property Leases - Prospective tenants are advised to take professional advice before entering into a lease. A copy of The Code of Practice for Commercial Leases is available online at www.leasingbusinesspremises.co.uk

VAT - All prices expressed in these particulars are exclusive of VAT. The Agent would be pleased to confirm whether or not VAT is applicable to this transaction.

Notice - Clark Weightman Limited for themselves and for Vendors or lessors of this property whose agents they are give notice that: (I) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (II) all descriptions, dimensions, referenced condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (III) no person in the employment of Clark Weightman Limited has any authority to make or give any representation or warranty whatever in relation to this property.



Energy Performance Certificate

Non-Domestic Building



HM Government

The Hall
Lairgate
BEVERLEY
HU17 8HL

Certificate Reference Number:
0290-1053-0331-3970-7004

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

..... Net zero CO₂ emissions

◀ **97**

This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 2027
Building complexity: 4
(NOS level): 4

Benchmarks

Buildings similar to this one could have ratings as follows:

36 If newly built

70 If typical of the existing stock