

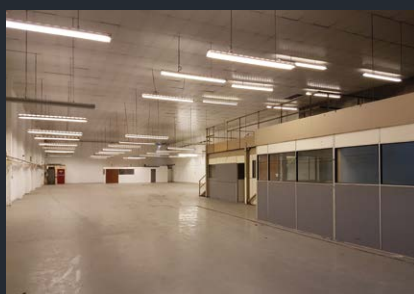
Unit 6

HULL ROAD | BEVERLEY | HU17 0TB



TO LET

Industrial Unit
9,558 sq ft (887.9 sq m)



PRICE/RENT
£35,000 PER ANNUM

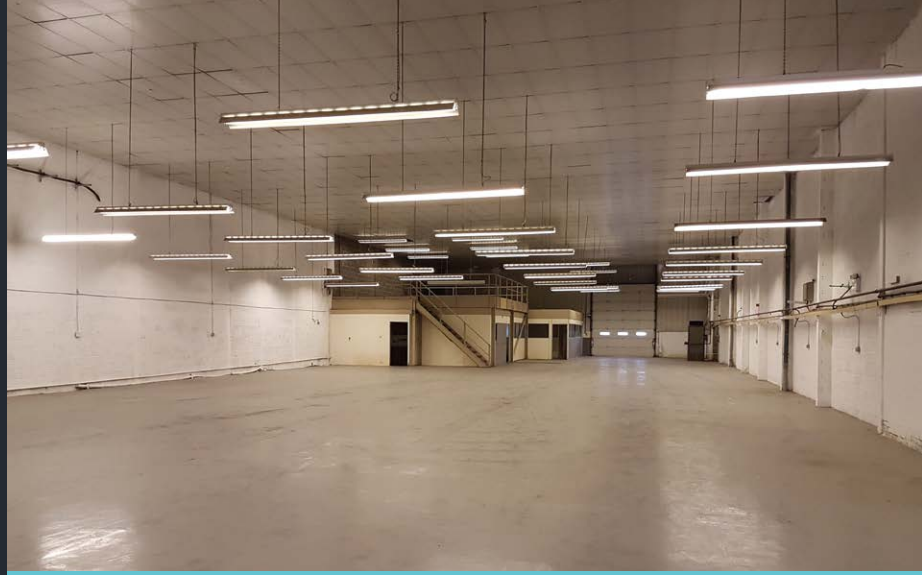


AVAILABLE
FOR IMMEDIATE
OCCUPATION



ANCILLARY OFFICE
ACCOMMODATION

Unit 6



Description

This unit has a large roller shutter located at the front of the unit with separate personal door which leads into office accommodation.

The unit is located at the front of the business park so benefits from high visibility from passing traffic along the A1174. The unit benefits from a suspended ceiling running the length of the unit. The unit is well lit with a good number of fluorescent light fittings. The offices are constructed from demountable partitioning, suspended ceiling and Cat 2 lighting.

Lease Term

By negotiation.

Rent

£35,000 pa excl. of rates, VAT and all other outgoings payable quarterly in advance.

Repairs & Insurance

The Tenant will be responsible for all repairs and decorations to the demised premises, and responsible for reimbursing the insurance premium applicable thereto.

Accommodation

Unit 6

9,558 sq ft

887.9 sq m



Service Charge

The Tenant will be responsible for the payment of a fair proportion of the Landlord's expenses incurred in respect of the repair/maintenance of the exterior of the property, cleaning, lighting and heating of any common areas and management of the same, including rent collection. Further details of the service charge are available from the Agents.

Business Rates

RATEABLE VALUE: £23,250

The tenant will be responsible for the payment of business rates. Information obtained online reveal that the unit has a rateable value of £23,250. This information has been provide for information purposes only interested parties are advised to make their own enquiries with the Local Authority.

EPC

EPC rating: D76. A copy of the Certificate and Recommendation Report is available on request.

Further Information

To arrange a viewing please contact the joint letting agents



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