

VENRIDGE HOUSE, GROVEHILL ROAD, BEVERLEY, HU17 0HQ

INDUSTRIAL TO LET 1,299.37 sq m (13,986 sq ft)



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LOCATION

The property is situated on Grovehill Road within the main industrial area of the market town of Beverley. Road communications to the site are good with the Beverley bypass providing direct links to Hull, Bridlington, Driffield, York and the national motorway network.



DESCRIPTION

The property comprises a modern detached industrial unit with good quality inbuilt offices to the front and a main open plan warehouse area.

The warehouse has previously been racked out and benefits from two roller shutter doors, a gas blower heater, high bay lighting and has an eaves height of between 4.6m and 5m.

High quality offices over two floors are provided to the front of the building, providing a range of private and general work space, including the usual staff facilities and a feature reception area.

Externally there is parking for approximately 15 vehicles to the front of the site, and a large secure yard to the rear providing loading and unloading facilities.

SUMMARY

- Detached, modern warehouse/offices
- Sought after area close to Beverley town centre
- 1,299.37 sq m (13,986 sq ft)
- Secure rear yard
- Available on a new lease

ACCOMMODATION

The accommodation measured on a gross internal area basis briefly comprises:

	Sq m	Sq ft
Warehouse	839.05	9,031
Store	55.28	595
Ground and First Floor Offices	405.04	4,359
Total	1,299.37	13,986

TERMS

The property is available to let on the following terms and conditions.

RENT

The commencing rental is £60,000 per annum, exclusive of rates, VAT and all other outgoings, payable quarterly in advance by Standing Order.

LEASE TERM

By negotiation

REPAIRS & INSURANCE

The Tenant will be responsible for all repairs and decorations to the demised premises, together with the reimbursement of the property insurance premium applicable thereto.

BUSINESS RATES

The Tenant will be responsible for the payment of rates. Verbal enquiries with the Local Authority reveal that the property has a rateable value of £51,000. Interested parties are advised to confirm the accuracy of the above figure by contacting the Local Authority directly.

EPC

TBC

A copy of the Certificate and Recommendation Report is available on request.

CONTACTS



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PROPERTY MISREPRESENTATION, MISDESCRIPTION & FINANCIAL SERVICES ACTS

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