

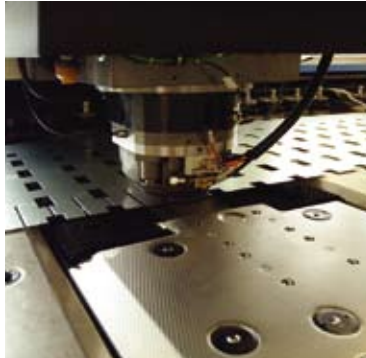


BroadHelm Industrial Units

Available from approximately
1,050 - 1,450 ft²

New High Quality Small Industrial Units

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 **BroadHelm Park**
The Green Gateway to East Yorkshire



New High Quality Small Industrial Units

DESCRIPTION

The subject development once complete will provide 16 brand new high quality self contained industrial units that will benefit from the following specification:

- Electronic roller shutter door
- 4.5 m eaves
- Solar water heating panels
- Disabled WC
- Sink area within unit
- Finished to the latest part 'L' building regulations
- Dedicated on site car-parking area
- Highly landscaped environment

ACCOMMODATION

The units will provide the following gross internal floor areas:

UNIT	SIZE M ²	SIZE FT ²
A - F*	116	1,250
G	135	1,450
H	98	1,050
I - N*	116	1,250
O	135	1,450
P	98	1,050

* 6 individual units of 116 m² (1250 FT²).

Units can be combined to suit specific requirements. Alternatively design and build packages are also available.

Agent:



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TERMS

The premises are available on an effective freehold (250 year long leasehold) basis. Alternatively the premises are available by way of a new full repairing and insuring lease for a term of years to be agreed. Prices and rents are available upon application.

BUSINESS RATES

The premises will be assessed for business rates upon completion. All interested parties are advised to contact the business rates department of East Riding of Yorkshire Council for further information.

VAT

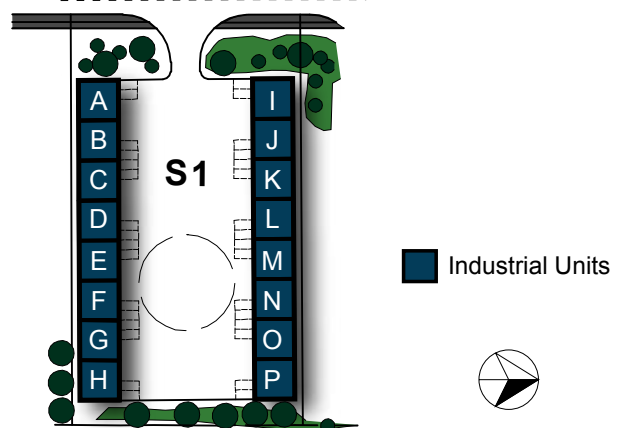
Any reference to price, premium or rent are deemed to be exclusive of VAT.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the preparation and completion of the legal documentation.

VIEWING/FURTHER INFORMATION

For further information or to arrange an inspection please contact the sole agents King Sturge – Tel: 0113 244 1441



Discover more...
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