

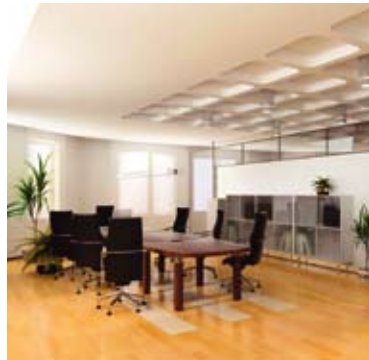


BroadHelm Offices

Available from approximately
1,500 - 6,000 ft²

New High Quality Office Accommodation

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



New High Quality Office Accommodation

DESCRIPTION

The subject development once complete will provide 8 brand new high quality self contained 2 storey office buildings that will provide open plan accommodation benefitting from the following specification:

- LG7 lighting
- Energy efficient and sustainable materials
- Perimeter trunking
- Carpeting throughout
- Fully DDA compliant
- Finished to the latest part 'L' building regulations
- Dedicated on site car parking
- Highly landscaped environment

ACCOMMODATION

The buildings will provide a range of sizes from approximately 140 m² (1,500 ft²) up to 560 m² (6,000 ft²).

Units can be combined/split or re-designed to suit specific requirements. Alternatively larger design and build premises can also be accommodated on site.

TERMS

The premises are available by way of a new full repairing and insuring lease or alternatively by way of an effective freehold (250 year long leasehold interest). Price and rent are available upon application.

Agent:



Richard Thornton
richard.thornton@kingsturge.com

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



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