



BroadHelm Trade Units

Available from approximately
3,500 - 7,000 ft²

New High Quality Trade Accommodation

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New High Quality Trade Accommodation

DESCRIPTION

The subject development once complete will provide 6 brand new high quality self contained trade/industrial units that will benefit from the following specification:

- Electronic roller shutter door
- 6 m eaves
- Disabled WC
- Sink area within warehouse
- Finished to the latest part 'L' building regulations
- Dedicated on site car-parking/yard area
- Highly landscaped environment

The trade park will also be the home of a new 9,500 ft² trade unit being built specifically for Travis Perkins who will take occupation early 2009.

ACCOMMODATION

The buildings will provide the following gross internal floor areas:

UNIT	SIZE M ²	SIZE FT ²
1	650	7,000
2	370	4,000
3	325	3,500
4	325	3,500
5	325	3,500
6	325	3,500

At this stage units can be combined or split to suit specific size requirements.

Agent:



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TERMS

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed. Rental prices 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



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