

**TO LET**

**UNIT 10, ACORN INDUSTRIAL ESTATE, BEVERLEY, HU17 0LD**



**10**

**TO LET**





Additional photographs of the property can be viewed on our website.

**Workshop / Warehouse unit with offices**

**Established industrial location**

**Situated just off Riverview Road**

**Ample parking and loading space**

**Available on new lease - £650 pcm**

## LOCATION

The property is situated within the Acorn Industrial Estate which is accessed from Riverview Road in Beverley. This is an established industrial area on the western outskirts of Beverley with other nearby occupiers including Minster Cleaning, Greenthumb Lawn Services and Vauxmaster Tech. Access to Acorn Industrial Estate is gained via Grovehill Road which links Riverview Road to the A1174 Swinemoor Lane / Hull Road junction.

Beverley is the administrative centre for the East Riding of Yorkshire and is an historic Market Town with a 13th Century Minster. The town centre has a busy retail core and also offers a wide range of food and drink outlets. Nearby Beverley Racecourse enjoys an excellent reputation. The town has a population of around 30,000 people with a wider, mainly rural, catchment area. Beverley is situated 11 miles to the north of Hull city centre and is also accessible to the Humber Bridge (via the A164) and to York (via the A1079). The town enjoys good public transport links and has a railway station with regular services to Hull, Doncaster, Bridlington and York, together with a daily service to London, Kings Cross.

What3Words: drops.haystack.pokers

## DESCRIPTION

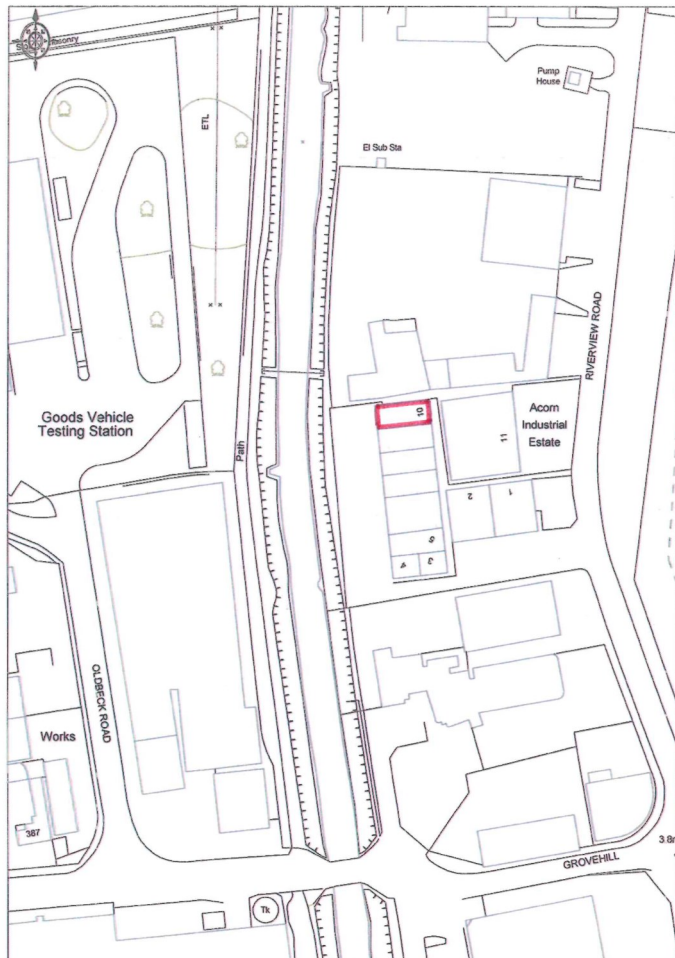
The property comprises a useful workshop / warehouse unit with within a terrace of similar units. The unit is of steel frame construction with part brick and block-work walls with profile sheet cladding to the remainder of the walls and to the roof. The roof includes a number of translucent panels allowing natural light. The workshop / warehouse space has a full height folding shutter door.

Internally the unit has been configured to provide a small reception area and offices. There is a upvc entrance door with glazed side panel that is protected by a security shutter. Externally there is ample loading and parking space used in common with the other tenants. There is a lockable gate to the yard operated by the tenants.

## ACCOMMODATION

The property has been measured on a gross internal basis and extends to **91.15 sq m (980 sq ft).**





## TERMS

The landlord uses a standard “In House” Tenancy Agreement for this Estate.. The rent will be £650 per calendar month exclusive. (£7,800 pa) There is an estate service charge which currently amounts to £980 per annum including buildings insurance.

## ADDITIONAL INFORMATION

**Local Authority:** East Riding of Yorkshire Council.

**Rateable Value:** The property is shown in the Rating List as Workshop and Premises with a Rateable Value of £5,400. Subject to status, a new tenant should be eligible for Small Business Rate Relief..

**EPC:** The property has an Energy Rating E (118) A copy of the EPC is available for download from our website.

**Services:** Mains water, electricity and drainage are connected to the property. Tenants are advised to check on the suitability of supplies for their proposed use.

**VAT:** All rents and services charges quoted are exclusive of VAT. As far as we are aware VAT is not applicable to this transaction.

## VIEWING AND FURTHER INFORMATION

**Rob Hutchinson**

Operations Manager

07903 141594

robhutchinson@clarkweightman.co.uk

Ref: 20/005

**Carl Bradley**

Director

07971 875863

carlbradley@clarkweightman.co.uk

**Brackenridge Hanson Tate Flynn Burgess.** 0113 244 9020 flynn@bht.uk.com



**01482  
645522**

Chartered Surveyors and  
Commercial Property Consultants

[www.clarkweightman.co.uk](http://www.clarkweightman.co.uk)

## COMMERCIAL PROPERTY EXPERTISE ACROSS THE HUMBER REGION AND BEYOND...

VALUATIONS • SALES & LETTINGS • LEASE ADVISORY • MANAGEMENT • BUSINESS RATES

NOTICE. Prospective purchasers will be asked to provide proof of their identity and evidence of funding in order to comply with the Anti Money Laundering Regulations. Clark Weightman Limited for themselves and for the Vendors of this property whose agents they are giving notice that: (I) the particulars are set out as a general outline only for the guidance of intended purchasers, and do not constitute, nor constitute part of, an offer of contract; (II) all descriptions, dimensions, referenced condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (III) no person in the employment of Clark Weightman Limited has any authority to make or give any representation or warranty whatsoever in relation to this property.