

Unit 24

TOKENSPIRE
BUSINESS PARK 

HULL ROAD | BEVERLEY | HU17 0TB



TO LET

Industrial Unit

3,866 sq ft (359 sq m)



PRICE/RENT
£20,000 PER ANNUM



AVAILABLE FROM
SEPTEMBER 2019



ANCILLARY OFFICE
ACCOMMODATION

Unit 24

Description

The unit has two large roller shutter doors, one to the front and one to the rear for servicing the warehouse and a personnel door leading into the office accommodation. At the rear of the unit is a private yard suitable for secure storage. The unit is constructed of a steel portal frame with an eaves height of 6.2m. Internally the unit is fitted with office accommodation and benefits from carpets, double glazing, suspended ceiling, category 2 lighting, WC and kitchen area. The site benefits from a full time Security Guard.



Lease Term

By negotiation.

Rent

The commencing rental for the property will be £20,000 per annum, exclusive of rates, VAT and all outgoings, payable quarterly in advance by Bankers Standing Order.

Repairs & Insurance

The Tenant will be responsible for all repairs and decorations to the demised premises, and responsible for reimbursing the insurance premium applicable thereto.

Accommodation

Unit 24	3,866 sq ft	359 sq m
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Service Charge

The Tenant will be responsible for the payment of a fair proportion of the Landlord's expenses incurred in respect of the repair/maintenance of the exterior of the property, cleaning, lighting and heating of any common areas and management of the same, including rent collection. Further details of the service charge are available from the Agents.

Business Rates

The Tenant will be responsible for the payment of rates. Verbal enquiries with the Local Authority reveal that the unit has a rateable value of £12,500. Interested parties are advised to confirm the accuracy of the above figure by contacting the Local Authority directly.

EPC

EPC rating: D83. A copy of the Certificate and Recommendation Report is available on request.

Further Information

To arrange a viewing please contact the joint letting agents



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