

# Unit 4c

**TOKENSPIRE**  
BUSINESS PARK



HULL ROAD | BEVERLEY | HU17 0TB



## TO LET

Industrial Unit  
**3,748 sq ft (348 sq m)**



**PRICE/RENT**  
**£15,000 PER ANNUM**



**AVAILABLE FROM**  
**SEPTEMBER 2019**



**ANCILLARY OFFICE**  
**ACCOMMODATION**



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# Unit 4c



## Description

The unit is to the front of the Business Park and has been used for trade sales and distribution of bedroomed furniture. A large display window to the front of the unit allows for a display of products and in addition there is a good level of customer parking directly in front and elsewhere on the estate. It is proposed that some refurbishment will take place to the unit. This will include a new roller shutter, new personnel door and removal of the suspended ceiling.

## Lease Term

By negotiation.

## Rent

The commencing rental for the property will be £15,000 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 4c

3,748 sq ft

348.19 sq m



## 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 £11,000. Interested parties are advised to confirm the accuracy of the above figure by contacting the Local Authority directly.

## Further Information

To arrange a viewing please contact the joint letting agents.

## EPC

EPC rating: C60. A copy of the Certificate and Recommendation Report is available on request.



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