



H U M B E R  
ENTERPRISE PARK

# BUILDING 22 WAREHOUSE / MANUFACTURING UNIT

BROUGH, HU15 1EQ

167,486 SQ FT





# HUMBER ENTERPRISE PARK IS SITUATED ON A SITE OF 86 ACRES AND COMPRISES HIGH GRADE PRODUCTION / STORAGE UNITS, OFFICES AND BUSINESS SPACE.

Building 22 provides a single storey steel frame warehouse/manufacturing unit, which is surmounted by a north light roof, constructed around 1938. Originally constructed as a purpose-built manufacturing facility for BAE, the property has most recently been utilised as a storage and distribution facility and has seen a number of small extensions to create additional offices and ancillary staff welfare. Internally, eaves heights range from 6 - 8.75 metres, with concrete slab flooring and access by way of roller shutter and concertina doors. Externally, the unit benefits from a concrete service yard to the west of the unit, and access by way of a secure estate road.



Secure Estate with Gatehouse



24/7 on site security



Great access to M62 / M18



Up to 8.75m eaves height



Ground Level Loading



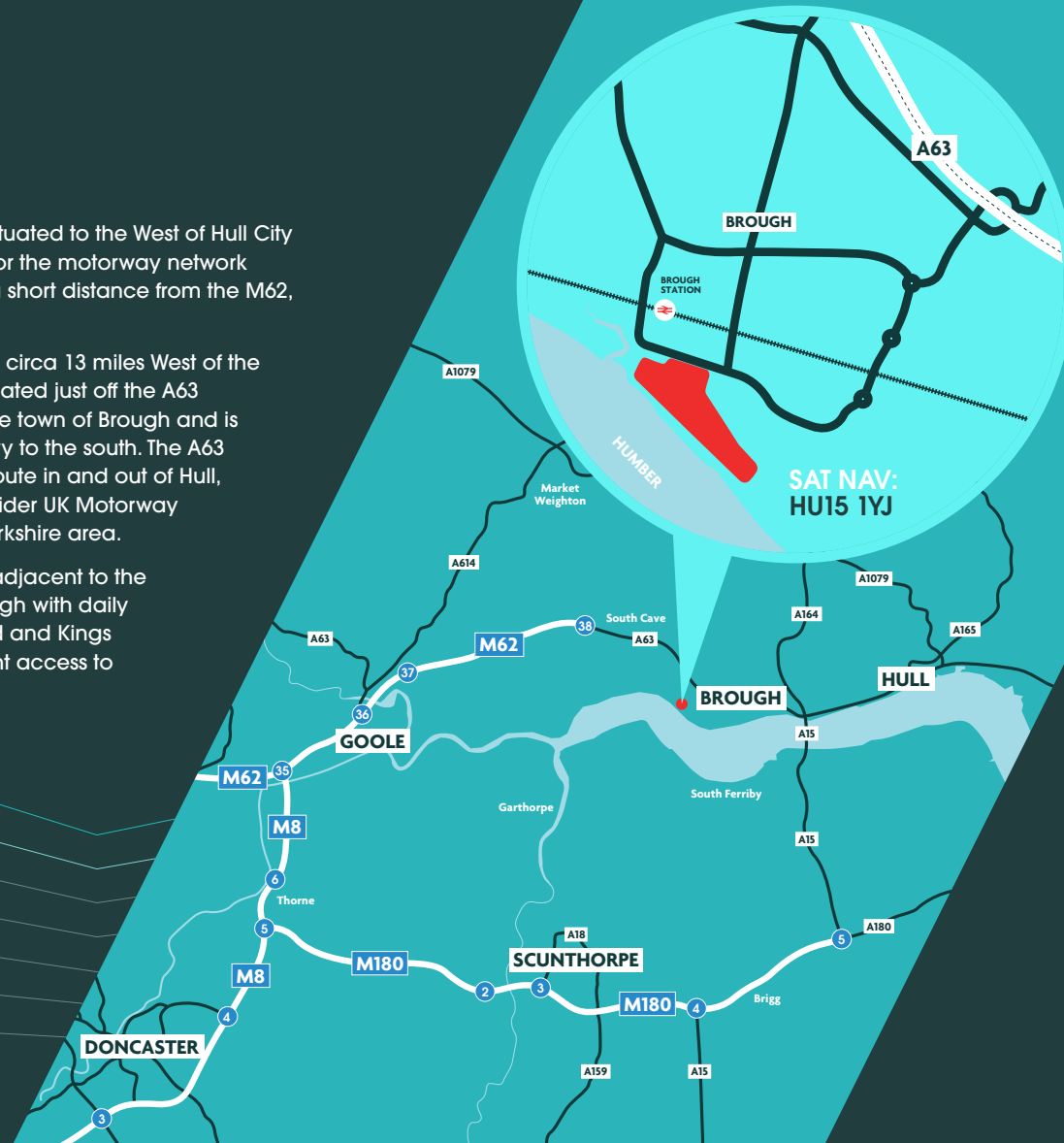
Power Supply of c. 1,000 kva

## LOCATION

The Humber Enterprise Park is situated to the West of Hull City centre and ideally positioned for the motorway network throughout the country being a short distance from the M62, M18, A1M and M1 motorways.

The mixed use estate is located circa 13 miles West of the city of Hull and strategically located just off the A63 Motorway just to the south of the town of Brough and is bordered by the Humber Estuary to the south. The A63 Motorway is the main arterial route in and out of Hull, which connects the M62 and wider UK Motorway network to the East Riding of Yorkshire area.

The Estate benefits from being adjacent to the mainline railway station of Brough with daily services to the North of England and Kings Cross London, thus giving instant access to both employees and clients.



## ACCOMMODATION

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) and have calculated the following gross internal floor areas.

Floor	Use	Size (Sq M)	Size (Sq Ft)
Ground	Warehouse	13,768.04	148,198
Ground	Western Bays	217.23	2,338
Ground	South Loading	140.02	1,507
Ground	Office and Welfare	1,214.49	13,072
Ground	Storage	24.77	266
First	Offices	195.45	2,105
<b>Total Gross Internal Area:</b>		<b>15,560</b>	<b>167,486</b>



### RAIL

- HULL – 2 MINS
- LEEDS – 43 MINS
- YORK – 46 MINS
- MANCHESTER – 1 HR 34 MINS
- LONDON – 2 HRS 15 MINS



### ROAD

- J38 M62 – 5 MILES
- HULL – 11 MILES
- GOOLE – 20 MILES
- GRIMSBY – 31 MILES
- DONCASTER – 37 MILES
- LEEDS – 52 MILES
- SHEFFIELD – 56 MILES

## EPC

The unit has an EPC rating of B(48). A full copy of the EPC is available on request.

## RATEABLE VALUE

According to the Valuation Office (VOA) website the current rateable value for the property is £250,000.

## TERMS

The unit is available by way of a new lease. Service charge and buildings insurance will be payable in addition to the rent. VAT is applicable and all figures quoted are exclusive of VAT. Rent on application.

## LEGAL COSTS

Each party will be responsible for their own legal expenses incurred in any transaction.

## VIEWINGS & FURTHER INFORMATION

For viewings and further information regarding current availability, please contact either of the joint agents Lambert Smith Hampton & PPH.

IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991 (Repeal) Order 2013

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