



TO LET
BUILDING 22
WAREHOUSE /
MANUFACTURING
UNIT

BROUGH, HU15 1EQ

/// SUMMER.FOUNDING.DIGESTION

- FLEXIBLE TERMS
- COMPETITIVE PACKAGES AVAILABLE
- NEWLY REFURBISHED
- ADDITIONAL YARD/PARKING AVAILABLE

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. 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 doors. Externally, the unit benefits from a concrete service yard to the west of the unit, and accessible by way of a secure estate road. The use of an additional yard and parking is available subject to occupier requirements.



Secure estate
with gatehouse



24/7 on site
security



Extensive
refurbishment
undertaken



Great access to
M62 / M18



Up to 8.75m
eaves height



Additional
parking available



Ground level
loading



Power supply of
c.1,000 kva



Office
accommodation



External Aspect



Loading Bay



Warehouse

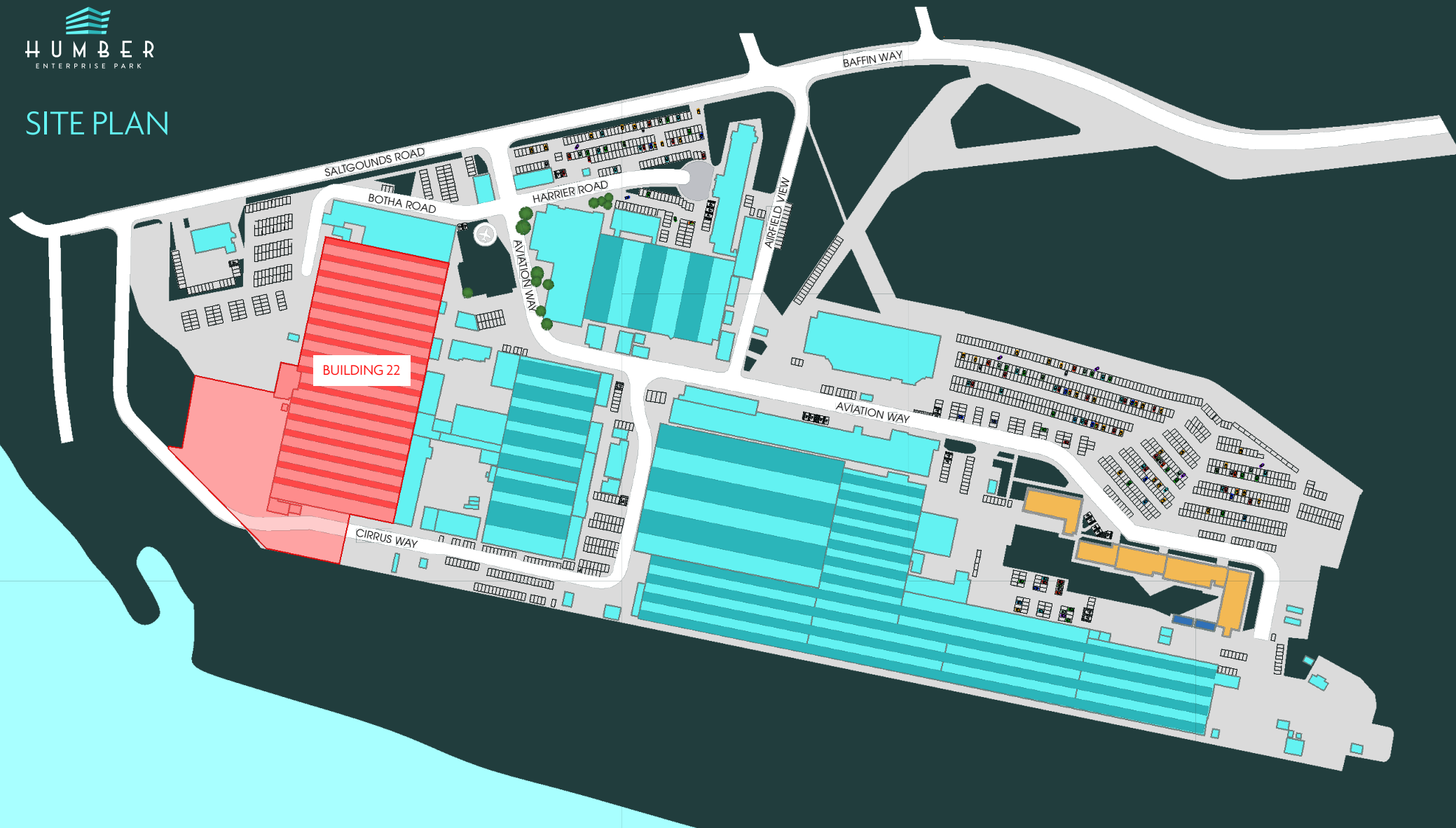


Office Space



Loading Bays

SITE PLAN

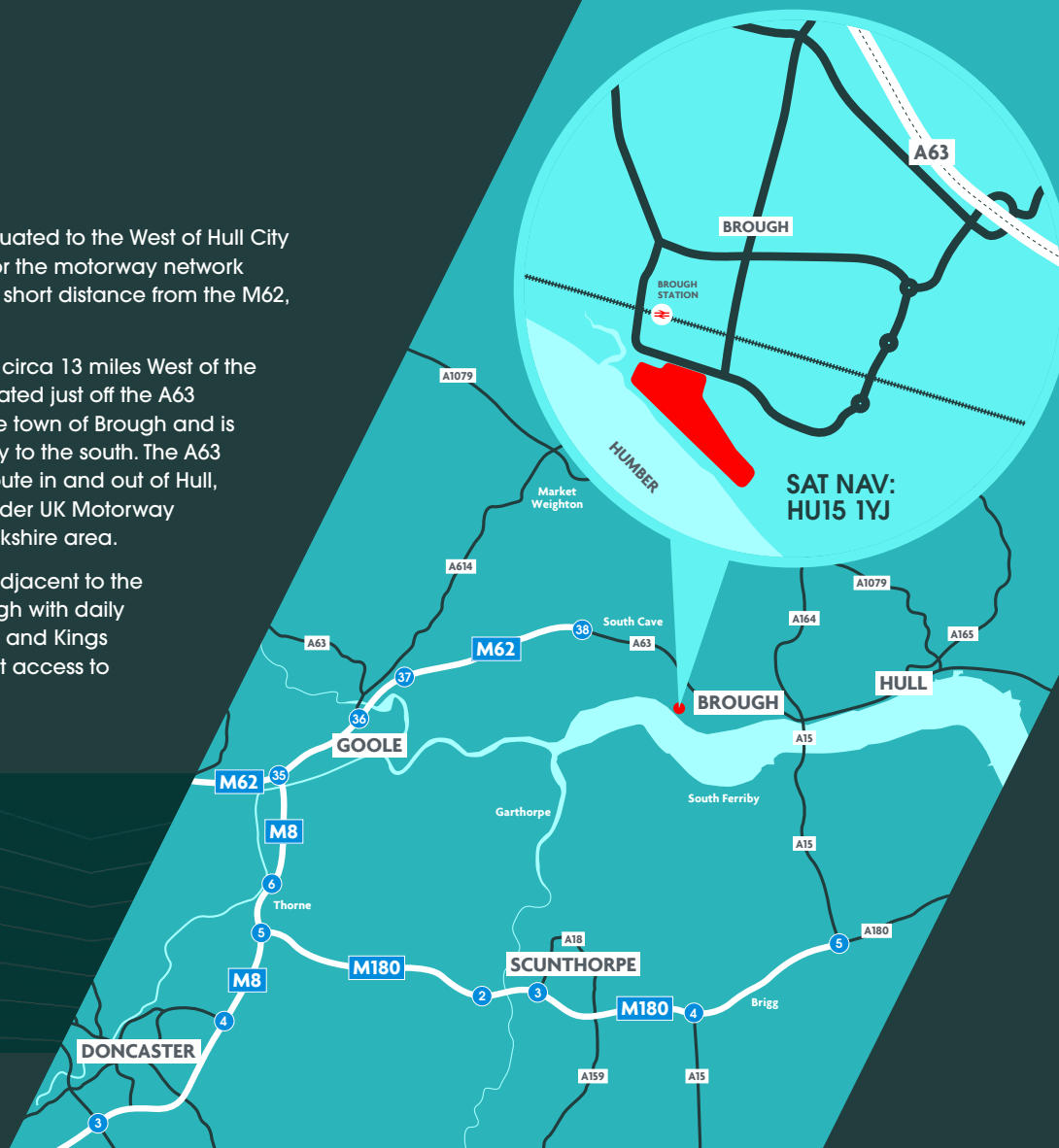


LOCATION

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	14,149.97	152,309
First	Offices	1,409.99	15,177
Total Gross Internal Area:		15,559.96	167,486



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 £370,000.

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.

AML

Any incoming tenant will be asked to provide financial information and be subject to relevant AML / KYC checks.

VIEWINGS & FURTHER INFORMATION

For viewings and further information regarding current availability, please contact either of the joint agents.

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

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