

TO LET

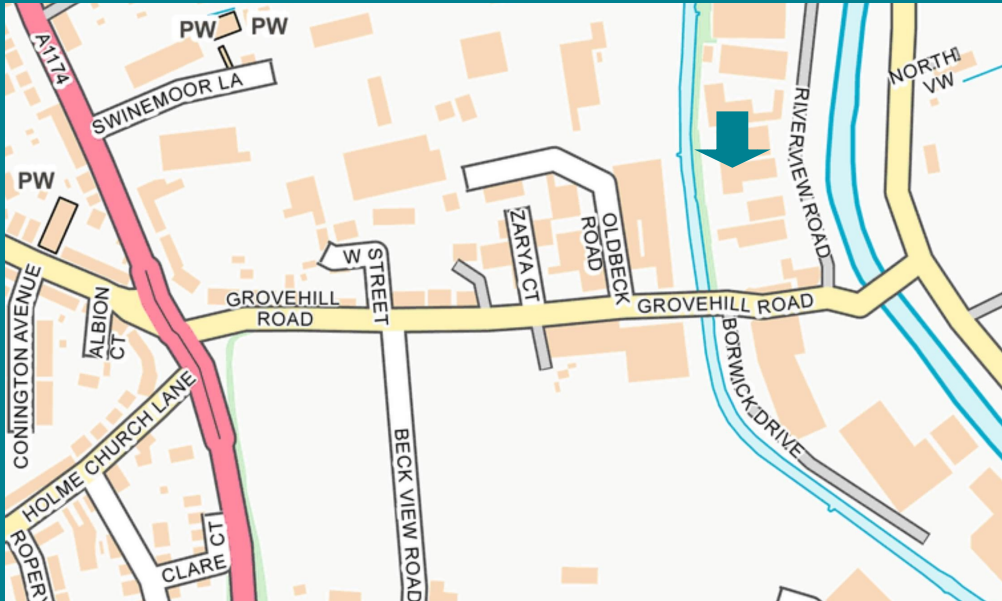
**UNIT 7, ACORN INDUSTRIAL ESTATE, RIVERVIEW ROAD,
BEVERLEY, HU17 0LD**



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Workshop / warehouse unit with offices

Situated just off Riverview Road

GIA: 131.33 sq m (1,413 sq ft)

Ample parking and loading space

**Available on new lease:
£950 pcm exclusive**

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 Bundles of Joy and Greenleaf contractors.

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.

DESCRIPTION

The property comprises a useful workshop / warehouse unit with good quality offices situated within a terrace of similar units.

The unit is of steel frame construction with part brick and blockwork walls with profile sheet cladding to the remainder of the walls and to the roof. The roof includes a number of translucent panels allowing reasonable levels of natural light. The workshop / warehouse space has a full height folding shutter door.

The eaves height is 4.6m.

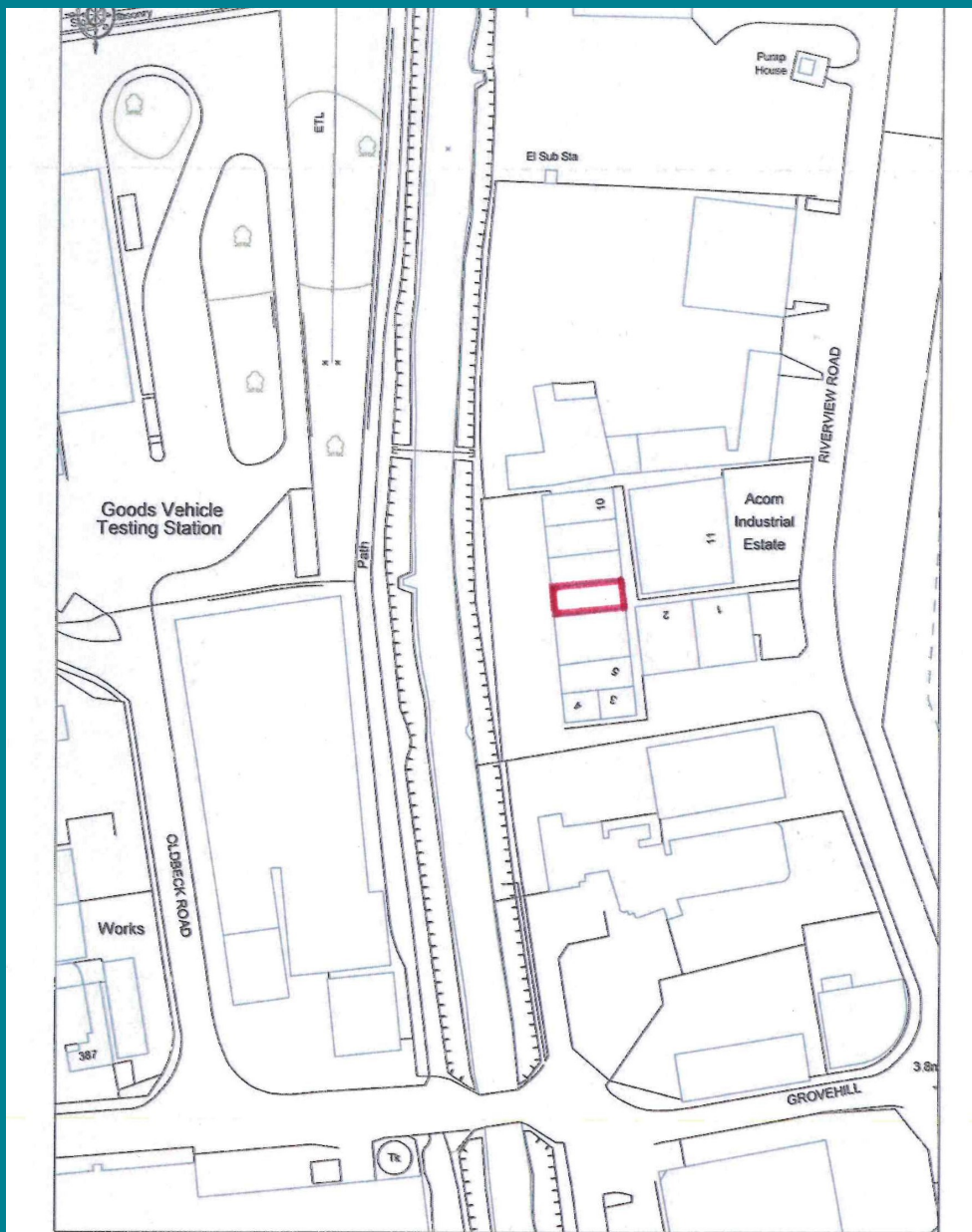
Internally the unit has been configured to provide a small reception area and office within the ground floor workshop / warehouse space. There is a small kitchen and toilet facilities. There is a mezzanine floor providing two further offices and a storage area. The office entrance benefits from an electrically operated 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.



locker.marine.sparks





ACCOMMODATION

Ground floor workshop, warehouse and offices:- 91.37 sq m (983 sq ft)

Mezzanine offices and storage:- 39.96 sq m (430 sq ft)

Total:- 131.33 sq m (1,413 sq ft)

ADDITIONAL INFORMATION

Terms: The unit will be made available on a new lease. The rent will be £11,400 per annum exclusive. There is an estate service charge which currently amounts to £1,060 per annum including buildings insurance.

Local Authority: East Riding of Yorkshire Council.

Rateable Value: £4,700

EPC: Awaiting assessment.

Services: Mains water, electricity and drainage are connected to the property. Prospective tenants are advised to check on the adequacy of the supplies for their proposed use.

VAT: All prices quoted are exclusive of VAT. As far as we are aware VAT is not applicable to this transaction.

VIEWING AND FURTHER INFORMATION

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