

# TO LET

**UNIT 24  
TOKENSPIRE PARK  
HULL ROAD  
WOODMANSEY  
BEVERLEY  
HU17 0TB**

- Private yard.
- Site services include full time Security Guard.
- Ancillary office accommodation.
- Available September 2019 following refurbishment to include a new roof.
- Part of a busy Business Park with trade retailers nearby.



## INDUSTRIAL

3,866 sq.ft. (359.15 sq.m.)

**Price / Rent**  
**£20,000 per annum**

### Enquiries

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**GARNESS**  
**JONES**



## Location

Tokenspire Business Park is situated in the historic town of Beverley with a population in the region of 30,800. The site is located approximately 10 miles to the north of Kingston upon Hull. The Park provides an excellent blend of offices with trade counters, warehousing and light manufacturing. The Park is situated on the A1174 which is a main bus route, in addition a main railway station is located in Beverley Town Centre. Humberside Airport is within 45 minutes driving distance. The location is ideally suited to draw on a labour resource from both Beverley and surrounding rural areas as well as the residential suburbs of North Hull. Tokenspire Park is a fully enclosed site of approximately 9.7 ha (24 acres) and approximately 30,657 sq.m. (330,000 sq.ft.) of accommodation.

## Description

The unit occupies a position mid way within the industrial estate. The unit has two large roller shutter doors, one to the front and one to the rear for the purposes of loading and unloading into the warehouse area and personnel door leading to the office accommodation. To the rear of the unit is a private yard area suitable for secure storage. The unit is constructed of a steel portal frame with an eaves height of 6.2 m. reaching 8.83 m at the apex. Internally the unit is fitted with office accommodation and benefits from carpets, double glazing, suspended ceiling, category 2 lighting, w/c and kitchen area. The site benefits from a full time Security Guard who is available to assist on a daily basis if required.

## Services

3 phase electricity is connected to the unit. Water is supplied to the unit via a bore hole which serves the entire estate (there are no water rates payable).

## EPC Rating

A copy of the EPC certificate is available upon request.

## Business Rates - 2019/20

RATEABLE VALUE	RATES PAYABLE
£12,500	£1,022.92

This information has been obtained from the Valuation Office website and has been provided for information purposes only.

From 1 April 2019 eligible rate payers receive 100% relief on properties with a rateable value of £12000 or less. For properties with a rateable value of £12001 to £15000 the rate of relief will go down gradually from 100% to 0%. Further information available from the Local Authority.

## Terms

The commencing rent is £18,000 per annum and a new lease for a term of years is available on full repairing and insuring terms.

**GARNESS JONES**  
**CHARTERED SURVEYORS**  
 79 Beverley Road, Hull, HU3 1XR

