

# NEWLY REFURBISHED OFFICES TO LET AVAILABLE NOW!

**FIREBRAND**  
4,997-10,016 Sq Ft

FIREBRAND



**HUMBER**  
ENTERPRISE PARK  
HU15 1EQ  
where business soars

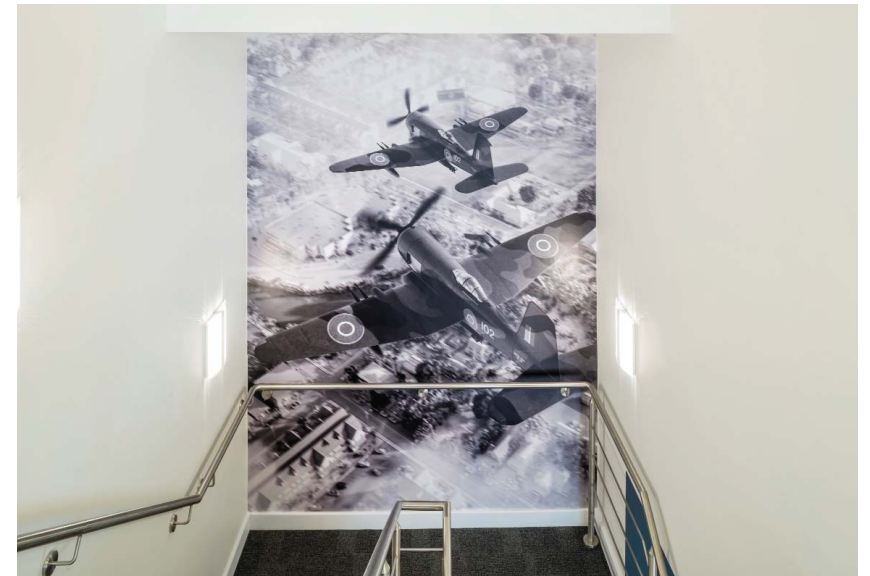






## SPECIFICATION

- ✈ New double height feature reception
- ✈ Refurbished WC facilities to all floors
- ✈ 8 person passenger lift
- ✈ Air conditioning
- ✈ Perimeter trunking / raised access floor
- ✈ Exposed M&E services and soffits
- ✈ New contemporary down lights
- ✈ DDA compliant
- ✈ Car Parking (8:1,000 sq/ft)
- ✈ KC Lightstream broadband connectivity
- ✈ EPC - Available on request
- ✈ Enterprise Zone status





FIREBRAND is a grade A air-conditioned office suite offering unencumbered views of the estuary and surrounding landscape.

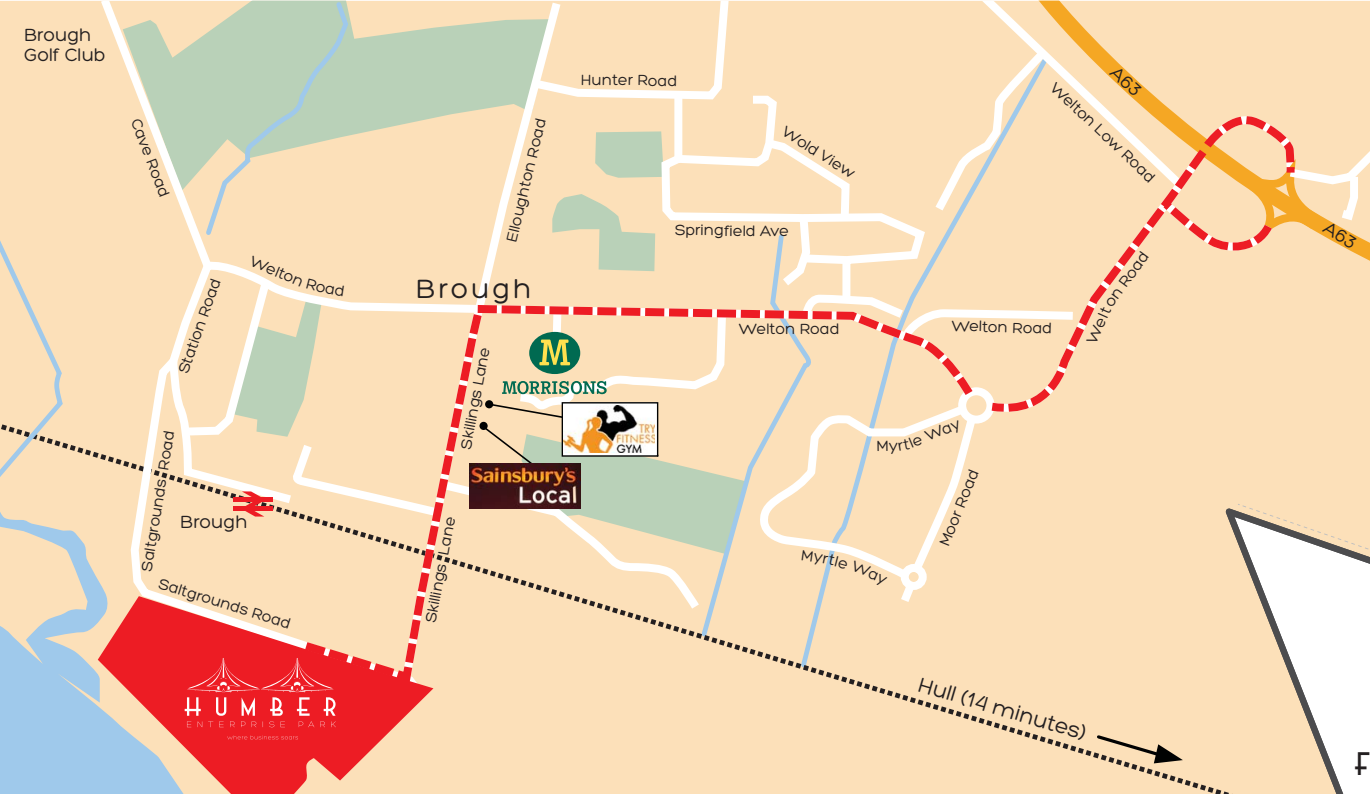


TYPICAL FLOORPLATE

FIREBRAND	Sq M	Sq Ft
Ground Floor Suite	466.30	5,019
First Floor Suite	464.26	4,997
<b>TOTAL</b>	<b>930.56</b>	<b>10,016</b>

The floors have been measured in accordance with the RICS code of measuring practice (6th edition).

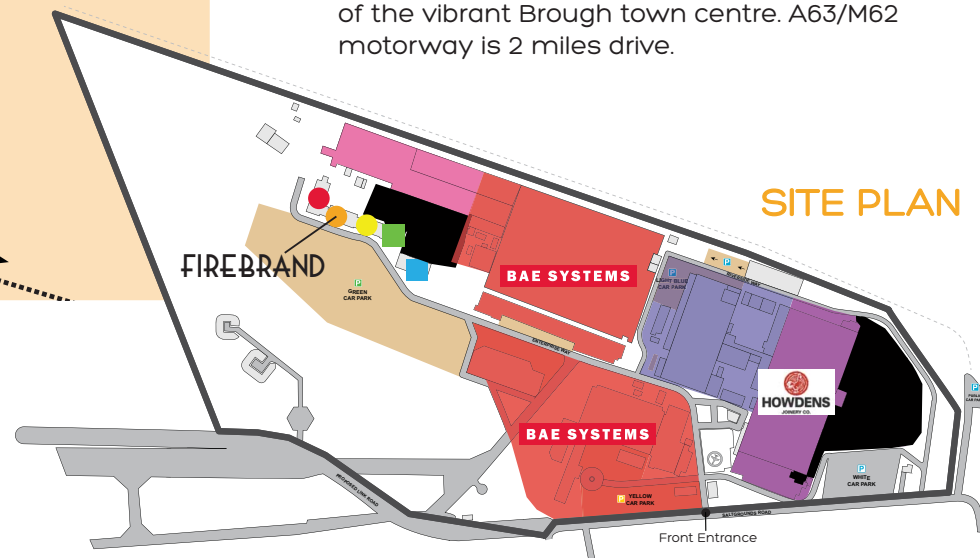




## LOCATION

The development is within a few minutes walk of Brough railway station and 10 minutes walk of the vibrant Brough town centre. A63/M62 motorway is 2 miles drive.

## SITE PLAN



## TENURE

The building is available as a whole or on a floor by floor basis on new FRI lease terms to be agreed at a rent of £8.50 per sq. ft.

## SERVICE CHARGE

A service and estate charge will be applicable. Further details available on request.

## ENQUIRIES

All enquiries please contact:



**Ben Medhurst**

T: +44 (0)1482 626 910

M: +44 (0)7710 344 603

[ben.medhurst@pph-commercial.co.uk](mailto:ben.medhurst@pph-commercial.co.uk)



**0113 244 6440**

[jll.co.uk/property](http://jll.co.uk/property)

**Richard Bean**

T: +44 (0)113 261 6205

M: +44 (0)7711 469 580

[Richard.Bean@eu.jll.com](mailto:Richard.Bean@eu.jll.com)

**Property Misdescriptions Act:** PPH and JLL for themselves and for the vendors or lessors of this property for whom they act, give notice that: (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) PPH and JLL cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of PPH and JLL has any authority to make or give any representation or warranty or enter into any contract whatever in relation to this property; (iv) rents quoted in these particulars may be subject to VAT in addition; and (v) PPH and JLL will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. Energy Performance Certification will be undertaken upon completion. Designed and produced by [www.thedesigntexchange.co.uk](http://www.thedesigntexchange.co.uk) Tel: 01943 604500. September 2016