TO LET — Two Open Storage Yards with Workshops

Hull Road, Woodmansey, Beverley, East Yorkshire HU17 0RT

GRAHAM SIBBALD



- Open storage land with workshop
- 0.49 — 1.47 acres
- Secure perimeter fencing
- On site WC and kitchen facilities
- 3-phase power
- Yard 1 workshop under construction



LOCATION

The subject is located on Woodmansey Business Park which is a secure and secluded business park situated adjacent to the A1174, Hull Road in the village of Woodmansey, approximately 3.7 miles south east of Beverley, East Yorkshire and approximately 5 miles north west of Kingston Upon Hull. The estate benefits from excellent connectivity with convenient access to the A1079, A164 and A63, providing links to the wider motorway network and making it well suited to regional and national distribution.

DESCRIPTION

The subject comprises two separate yards both benefitting from workshops. Each yard has perimeter security fencing and large access gates entering the mixed surface yard, which is part, asphalt, type 1, concrete, and grass land. Yard 1's workshop is currently under construction and will benefit from 3-phase power, roller shutter door, a WC and kitchen facilities. Yard 2's workshop also has 3-phase power, two roller shutter doors, but benefits from the use of communal WC and kitchen facilities on site.

ACCOMMODATION

We have measured the land using Edozo mapping software and the buildings have been measured on gross internal area basis and calculated the following areas:

Land	Acres	Hectares
Yard 1	0.49	0.199
Yard 2	1.47	0.595
Workshop	**Sq M**	**Sq Ft**
Yard 1	194	2,088
Yard 2	252	2,713

RATEABLE VALUE

Interested parties are advised to confirm this with the local authority.

PLANNING

Use Class B2 and B8.

VAT

The property is elected for VAT.

ENERGY PERFORMANCE CERTIFICATE

Available upon request.



TENURE
Leasehold

QUOTING RENT
Yard 1: £30,000 per annum
Yard 2: £55,000 per annum

LEGAL COSTS
Each party is to be responsible for its own legal costs incurred in any transaction.

VIEWING
Strictly through the sole selling agents.

To arrange a viewing please contact:



Zak Los
zak.los@g-s.co.uk
07392 087 514



Billy Robinson
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07471 533 559

ANTI-MONEY LAUNDERING (AML) PROCESS
Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

In accordance with section 21 of the Estate Agents Act 1979, prospective tenants are advised that an employee of Graham + Sibbald, has an personal interest in the property being offered to let.

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