

**UNIT B,
CARNABY INDUSTRIAL ESTATE
LANCASTER ROAD
BRIDLINGTON YO15 3QY**

**INDUSTRIAL
TO LET
£14,000 pa**



- Modern industrial unit with offices and fenced yard
- 4,623 sq ft (429.8 sq m) approx
- Formerly used for motor vehicle training facility
- Good yard area
- Located in heart of well established industrial estate with good road links
- Suitable for a wide variety of uses subject to any necessary planning consents

UNIT B CARNABY INDUSTRIAL ESTATE, LANCASTER ROAD, BRIDLINGTON YO15 3QY

LOCATION

The property is located within the heart of Carnaby Industrial Estate some 2 miles south west of Bridlington in the heart of the East Riding of Yorkshire.

Road accessibility to the area is good with the A165 providing direct access links to Beverley, Hull, Filey and Scarborough and the nearby A614 gives access to the M62 motorway.

DESCRIPTION

The property comprises a detached single storey industrial unit which is divided internally to currently provide workshop and training facilities, offices, staff kitchen and WCs.

Externally the site has the benefit of a good fenced yard area.

The unit was previously used for car vehicle maintenance and training and whilst ideal for similar types of purposes would also be suitable for a wide variety of light industrial, service or distribution uses subject to any necessary consents.

ACCOMMODATION

The accommodation measured on a gross internal area basis briefly comprises.

Ground Floor

Workshop and office 429.8 sq m (4,623 sq ft)

TERMS

The property is available to rent on the following terms and conditions.

Rent

The commencing rental will be based on £14,000 per annum exclusive of rates, VAT and all outgoings payable quarterly in advance by bankers order.

Lease Term

By negotiation.

Repairs and Insurance

The Tenant will be responsible for all repairs and decorations to the demised premises, together with the reimbursement of the property insurance premium applicable thereto.

Rates

The Tenant will be responsible for the payment of rates. The premises are currently being reassessed for rating purposes.

Service Charge

The Tenant is responsible for the payment of a fair proportion of the Landlord's expenses incurred in respect of the repair/maintenance of the shared estate road, servicing this and the adjoining units.

VAT

The property is registered for VAT and therefore VAT will be charged in addition to all payments made to the Landlord.

SALE

The owners may be prepared to consider a sale of the property and further details in this respect are available from the agents.

Legal Costs

The Tenant will be responsible for the payment of the Landlord's reasonable legal costs incurred in this transaction and any Stamp Duty payable thereon.

Date: December 2007 File Ref: 4246HI



FURTHER INFORMATION AND VIEWING

The Hesslewood Estate, Ferriby Road, Hessle, Hull, HU13 0LG

Tel: 01482 648888, Fax: 01482 643889

Direct Dial Ben Medhurst 01482 626910/Direct Dial Ben Cooper 01482 626912



NOTICES RELATING TO PROPERTY MISREPRESENTATION, PROPERTY MISDESCRIPTION & FINANCIAL SERVICES ACTS

PPH Commercial as agents for vendors/lessors of this property give notice that 1. The information contained within these particulars has been checked and is understood to be materially correct at the date of publication 2. All descriptions, statements, dimensions, references to availability, conditions and permissions for use and occupation or other details are given in good faith. However they are made with responsibility, and should not be relied upon as representations of fact. Intending purchasers or tenants should by enquiry to this office, satisfy themselves as to the correctness of availability in each case before arrangements are made to travel and view. 3. Unless otherwise stated, all prices, rents and other charges are quoted exclusive of value added tax [VAT]. Any intended purchasers or tenants must satisfy themselves independently as to the incidence of VAT in respect to any transactions. 4. All Plant machinery, equipment, services and fixture & fittings referred to in these particulars were present at the date of publication. They have not, however, been tested and, nor anyone in their employment have any authority to make or give, any representation or warranty whatsoever in relation to this property 7. PPH Commercial does not hold itself out as providing any legal, financial or other advice. These particulars do not constitute advice and you should not rely on this material in making (or refraining from making) any decision to take (or refrain from taking) any action. 8. The information contained in these particulars is of a general nature and may not be applicable to your specific circumstances. If you are in any doubt, please seek professional advice.