TO LET

PREMISES & YARD

CATWICK LANE, BRANDESBURTON, DRIFFIELD, YO25 8RY

GARNESS JONES

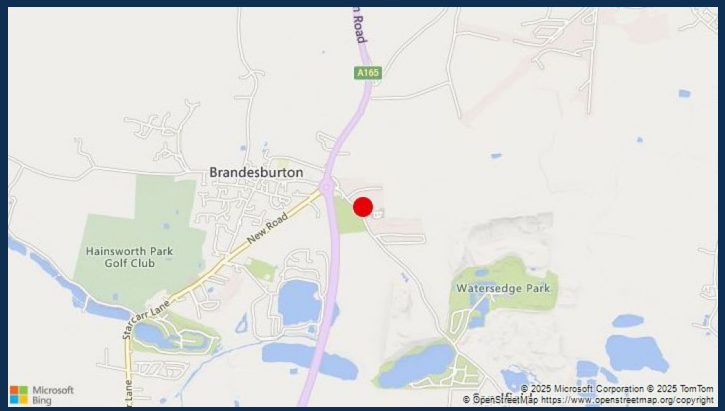
Rent - £10,000 - £22,000 per annum

INDUSTRIAL

1,388 sq.ft. (128.95 sq.m.)

Property Features

- Industrial unit with large storage yard
- Available immediately
- Yard & building can be taken separately
- Excellent road links
- Modern industrial unit



Enquiries

Josh Darley
DDI 01482 296699
josh.darley@garnessjones.co.uk

Chris Hyam
DDI 01482 296691
chris.hyam@garnessjones.co.uk

GARNESS JONES

01482 564564

www.garnessjones.co.uk

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Location

The premises are located just off Catwick Lane, which is a short distance from the A165 which provides access to the east coast to the north, Hull and Beverley to the south.

Description

The property edged red on the main report image consists of a steel portal frame industrial unit with low level precast concrete retaining walls surmounted by insulated profile sheet cladding to the upper walls and roof. The property has a single access roller shutter at the front of the unit measuring 5.99 metres wide by 5.67 metres high. Internally the property benefits from low bay LED lighting discs and a three-phase electric supply with an apex of 7.14 metres and an eaves height of 6.06 metres.

The yard shown edged blue on the main report image consists of a compacted hardcore surface measuring approximately 0.3 acres.

Accommodation

The following floors have been measured in accordance with the prevailing RICS Code of Measuring Practice.

	sq.ft.	sq.m.
Warehouse	1,388	128.95
Land (Acres)	0.3	0.03

EPC Rating

An EPC will be available in due course.

Services

We believe that the property is connected to a 3-phase electricity supply. Interested parties are advised to make their own independent enquiries.

Local Authority

East Riding of Yorkshire

Business Rates

The tenant is to cover a fair and proportionate sum of the rates payable on the wider estate.

Terms

The Premises is available as a whole for £22,000 per annum excl
or
Standalone Warehouse - £12,000 per annum excl
Standalone Yard - £10,000 per annum excl

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