



# TO LET

**USEFUL WORKSHOP UNIT WITHIN THE HUMBERSIDE INTERNATIONAL AIRPORT  
BUSINESS PARK**

Unit 10, Spur Road, Humberside International Airport Business Park, DN39 6YH



Sanderson  
Weatherall







## Location

The workshop is located within Humberside International Airport Business Park. This is a well established location which is home to a number of high profile companies including Eastern Airways, BAE Systems, Agrimin and Attis Insurance. The business park benefits from a Hampton by Hilton hotel being one of it's occupiers.

The workshop is situated in the heart of the business park with access from Franklin Way which is the main spine road providing access on to the A18. This is a convenient location only three miles from the A180 / M180 / A15 interchange and is therefore within a 30 minute drive time of Hull, Grimsby and Scunthorpe. There are local rail services from nearby Barnetby Station which provides mainline access at Doncaster. Humberside Airport has direct daily flights to Amsterdam providing access to around 300 worldwide destinations.

## Description

The property comprises a useful workshop of unit of steel portal frame construction. To the front elevation there is a sectional full height and full width sliding metal door providing three separate opening configurations. Within the right hand section there is a separate personnel access door.

The two side elevations have full height metal sheet clad walls. The rear elevation is of full height blockwork construction. There is a blockwork partitioned office / staffroom in the rear corner of the unit along with a lobby and WC. The office / staffroom has a upvc double glazed window. The unit benefits LED strip lighting and internal floor drainage. Externally the workshop benefits from a tarmac surfaced forecourt providing ample parking and loading space.





## Accommodation

The unit has a gross internal area of:

**142.7 sq m      1,535 sq ft**

## Terms

The workshop is available by way of a new FRI lease with service charge at a rent of £10,745 pa exclusive. The length of lease by negotiation.

## ADDITIONAL INFORMATION

**Local Authority:** North Lincolnshire Council

## Rateable Value:

£6,400 (workshop and premises)

**EPC:** We are advised that an EPC is not required for this property.

## Services

Mains water, electricity and drainage are connected to the property. Prospective tenants are advised to check on the suitability of the services for their proposed use.

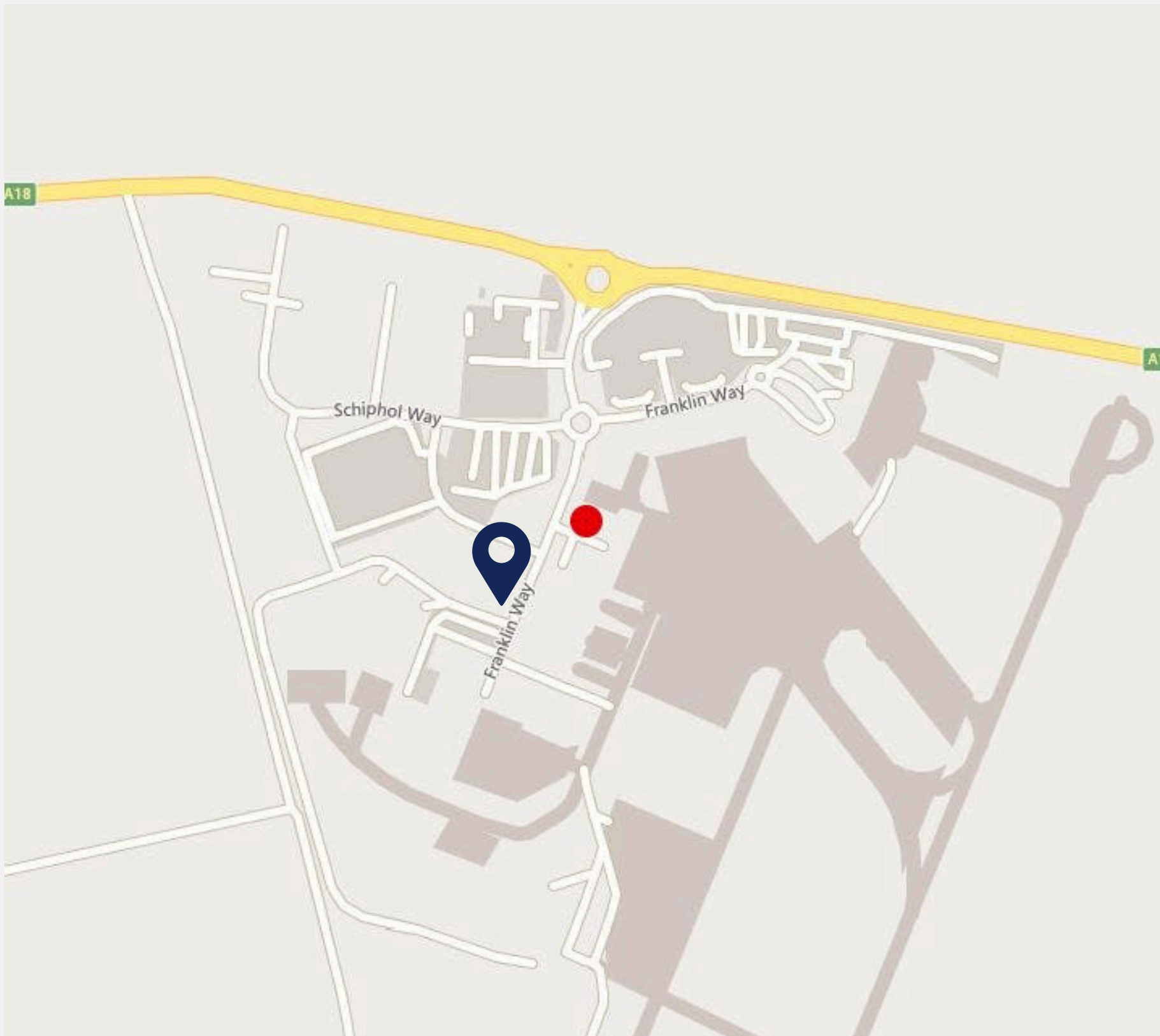
**VAT:** All rents and services charges quoted are exclusive of VAT. VAT is applicable to this transaction.

**Code for Leasing Business Premises:** It is intended that the lease will be prepared in accordance with the Code for Leasing Business Premises.

**Legal Costs:** Each party will be responsible for their own legal costs incurred.

**Notice:** Please note that Humberside Airport operates a strict security policy of no parking on estate roads. Please do not leave vehicles unattended if carrying out an initial external inspection of the property.





### Viewings and Further Information:

Viewings are strictly on an accompanied basis, by prior appointment, please contact the Sole Letting Agents:

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