





**Suite 2, Albion Mills, Great Gutter Lane, Willerby,
HU10 6DN**

 Offices
 146.7 sq m (1,580 sq ft)

To Let



PPH

 01482 648888
 pph-commercial.co.uk

Location

Albion Mills is situated on the east side of Albion Lane, just off the A164 trunk road which provides a natural connection between the Humber Bridge and Beverley.

Located adjacent to the Willerby Shopping Park, occupiers of this building will not only benefit from the excellent road links which are available to the site, but also there are ample staff facilities close by within the shopping park.



Description

The property comprises a two storey former mill of traditional construction, which has been subject to extensive refurbishment to create two floors of high quality offices.

The offices have a prestigious ground floor entrance and have retained many of the natural features of this building, whilst also benefitting from comfort cooling/heating and a high level of natural light.

A schedule of works is due to be completed by the outgoing occupier to return the property to an open plan layout.

Externally, the building has the benefit of extensive car parking within a quality landscaped environment.

Summary

- High Quality Office Suite of 1,580 sq ft
- Excellent Parking
- Located just off A164, approximately 1 mile west of the Humber Bridge

Accommodation

The accommodation has been measured on a net Internal Area basis in accordance with the RICS Code of Measuring Practice and briefly comprises:

	Sq m	Sq ft
Total	146.7	1,580

Terms

The offices are available to rent on the following terms and conditions.

Rent and lease terms

Details on the rental and lease terms are available from the agents.

Repairs

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.

Service Charge

The Tenant will be responsible for the payment of a fair proportion of any future costs incurred in respect of the repair/maintenance of the shared estate road, landscaping and car parking areas, and common parts within the building.

VAT

The property is registered for VAT purposes and therefore VAT will be charged on all rentals and payments made to the Landlord.

Business Rates

The tenant will be responsible for the payment of business rates. Internet enquiries with the local authority reveal that the property currently has two rating assessments of £10,750 and £4,100 which is subject to the current uniform business rate in the pound.

Interested parties are advised to confirm the accuracy of the above figure by contacting the local authorities directly.

EPC

A copy of the Certificate and Recommendation Report is available on request.

TBC



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File Ref: 17972