





**Unit 1, Siding Court, Old Bridge Road, Hornsea,
East Riding of Yorkshire, HU18 1RP**

 Office/Industrial
 166.94 sq m (1,797 sq ft)

To Let

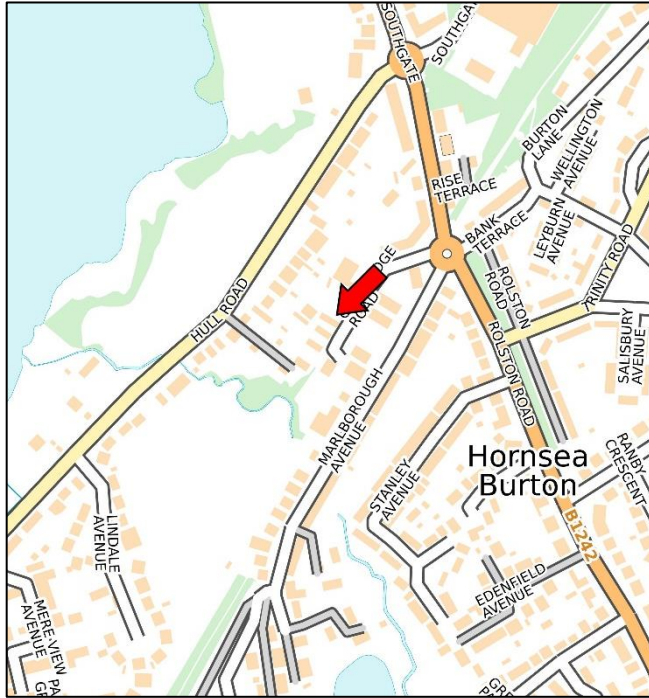


PPH

 01482 648888
 pph-commercial.co.uk

Location

Sidings Court is situated just off Old Bridge Road, approximately half a mile south of Hornsea Town Centre. The property benefits from good local access, lying close to the B1242, which rides direct links north towards Bridlington and south towards Withernsea. The location offers convenient connectivity to the town's amenities, while being positioned within an established commercial area.



Description

The property comprises a two-storey detached office building with interlinking workshop to the ground floor and separately accessible first floor, which encompasses a range of open plan offices, together with staff facilities.

Externally, the property has shared use over a fully fenced service yard and allocated car parking to the north western elevation.

Summary

- Detached office with workshop.
- Shared use over fenced service yard.
- Allocated car parking.
- Available on a new lease.

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
Ground Floor	79.99	861
First Floor	87	937
Total Accommodation	166.94	1,797

May Split

The landlord may consider a letting on both the ground and first floor separately. Further details available from the agents.

Terms

The property is available To Let on the following terms and conditions.

Rent

The commencing rental will be £20,000 per annum, exclusive of rates, VAT and all other outgoings and payable monthly in advance by standing order.

Lease Term

By negotiation subject to a minimum 3 year term.

Repairs and Insurance

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

VAT

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

Service Charge

The Tenant will be responsible for a fair proportion of the Landlord's costs incurred in respect of the repair/maintenance of the common parts of the building.

Business Rates

The Tenant will be responsible for the payment of business rates. Internet enquiries with the Local Authority reveal that the property currently attracts a rateable value of £6,600, which is subject to the current Uniform Business Rate in the pound.

Interested parties are advised to confirm the accuracy of the above figures by contacting the Local Authority directly.

EPC

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

TBC



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