

Unit M, Pocklington Industrial Estate, Pocklington, YO42 1NR

£18,600PA (Deposit: £1,550)

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Tax Band: Furnished: Not specified

A modern purpose-built unit of steel portal construction with metal clad elevations measuring approximately 6200 sq ft (576 sq m) in total. This excellent mid-terrace premises offers the rare advantage of an unrestricted large yard, providing ample loading and parking space. The roller door entrance has a height of 13' 9" and width of 13' 8" (4.19m x 4.16m) ensures the unit is ideally suited for workshop/light industrial or warehouse and distribution purposes (Use Class B8) but there could be potential for a wide range of other purposes, subject to planning.

Lease Terms: The property is available on a new full repairing and insuring lease with terms to be negotiated. **Security** the equivalent of two months rent is required. **Legal Costs:** All parties will be responsible for their own legal expenses in respect of this transaction. **Fees:** Credit check fee of £100 including VAT. **Rateable Value:** Interested parties are advised to make enquiries with East Riding of Yorkshire Council.

Services: Mains electric and water are connected at the property. Utility bills are the tenant's responsibility. **Planning:** It is the responsibility of interested parties to make their own enquiries of East Riding of Yorkshire Council regarding the intended use of the building.

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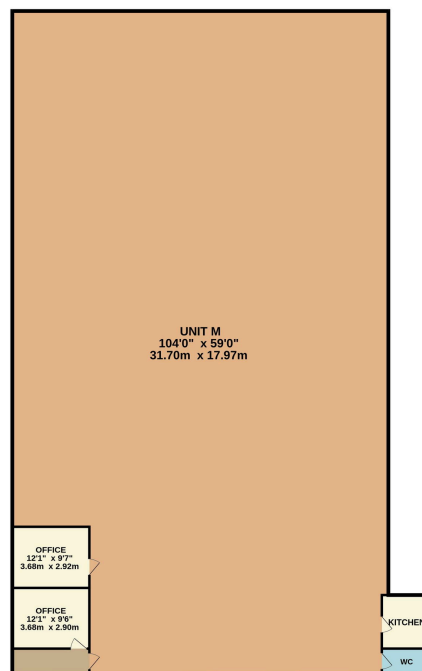
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- Purpose-Built Commercial Unit
- Large Unrestricted Yard
- Roller Door Entrance
- Two Offices & Facilities
- Total Approx. 6200sq ft. (576sq ft)
- Potential to Split Unit
- Unobstructed Warehouse Floor
- Ideal for Light Industrial Use
- Ample Parking and Loading
- Accessible & Convenient Area

GROUND FLOOR
6216 sq.ft. (577.5 sq.m.) approx.



TOTAL FLOOR AREA: 6216 sq.ft. (577.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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