

## Commercial Property Portfolio

### Workshop Estates

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## Becklands Park Industrial Estate, York Road, Market Weighton, YO43 3GA

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### Summary of Terms and Incentives

- Flexible terms (easy in / easy out Tenancy Agreement)
    - Competitive rents
  - Rent Deposit required equivalent to 3 months' rent
    - No legal or administration fees required
  - Initial gas testing/certification issued by the landlord
  - Initial electrical testing/certification issued by the landlord
  - Flexible workspace (750 – 1,500 sq ft) ready for occupation
    - Professional management
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### Business Rates and Small Business Rate Relief

Do you know that as a small business you may be eligible for temporary small business rate relief under the current Government legislation?

In some cases you can obtain 100% relief.

You can obtain further details from the council's website via the following link:

<http://www2.eastriding.gov.uk/business/business-rates/billing-business-rates/>

We strongly recommend that you contact the council's business rates service to discuss this matter and seek advice in respect of the potential rate relief for which you may be eligible.

**East Riding of Yorkshire Council**  
**Non-Domestic Business Rates Service (01482) 394748**

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## Restrictions on Use

Please note that there are some restrictions on the use of the workshops therefore you are advised to discuss your proposed use with the surveyor who manages the estate to identify whether your proposed use is acceptable.

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**Please see the enclosed schedule of availability and costs on the following page**

**FOR FURTHER DETAILS OR TO ARRANGE A VIEWING  
PLEASE CONTACT**

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# BECKLANDS PARK INDUSTRIAL ESTATE, MARKET WEIGHTON

## VACANT UNITS AS OF 3<sup>rd</sup> June 2024

Unit No.	Gross Internal Floor Area (Sq. Ft.)	Annual Rent (Per Annum)	Rent Deposit	Rateable Value	EPC Rating
Unit 1	1001	£7,000	£1,750	Requires re-assessment	C
Unit 2	1249	£8,750	£2,187.50	Requires re-assessment	C
Unit 8	753	£5,250	£1312.50	£4,150	D

All areas are gross internal and approximate.

Rent and Rent Deposit figures are exclusive of VAT which will be charged at the current rate.

- \* **Please contact East Riding of Yorkshire Council Non Domestic Business Rates Service to obtain confirmation of the rates payable. Please note you may be eligible for Small Business Rate Relief. For further details:**  
<http://www2.eastriding.gov.uk/business/business-rates/billing-business-rates/>  
**East Riding of Yorkshire Council Non Domestic Business Rates Service  
(01482) 394748**

**Misrepresentation Act 1967: (As amended by section 8 (1) of the Unfair Contract Terms Act 1977)**

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