

TO LET - WORKSHOP UNITS

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



LOCATION

The development is located at Becklands Park on the western side of Market Weighton and is in easy walking distance from the town centre.

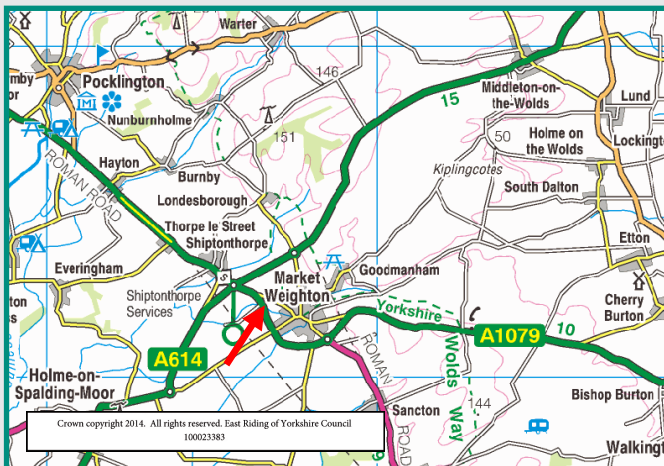
DESCRIPTION

10 self contained workshop units in two terraces.

SIZE

Gross internal areas being 750 – 1,500 sq ft (70 – 139 sq m).

TERMS OF OCCUPATION

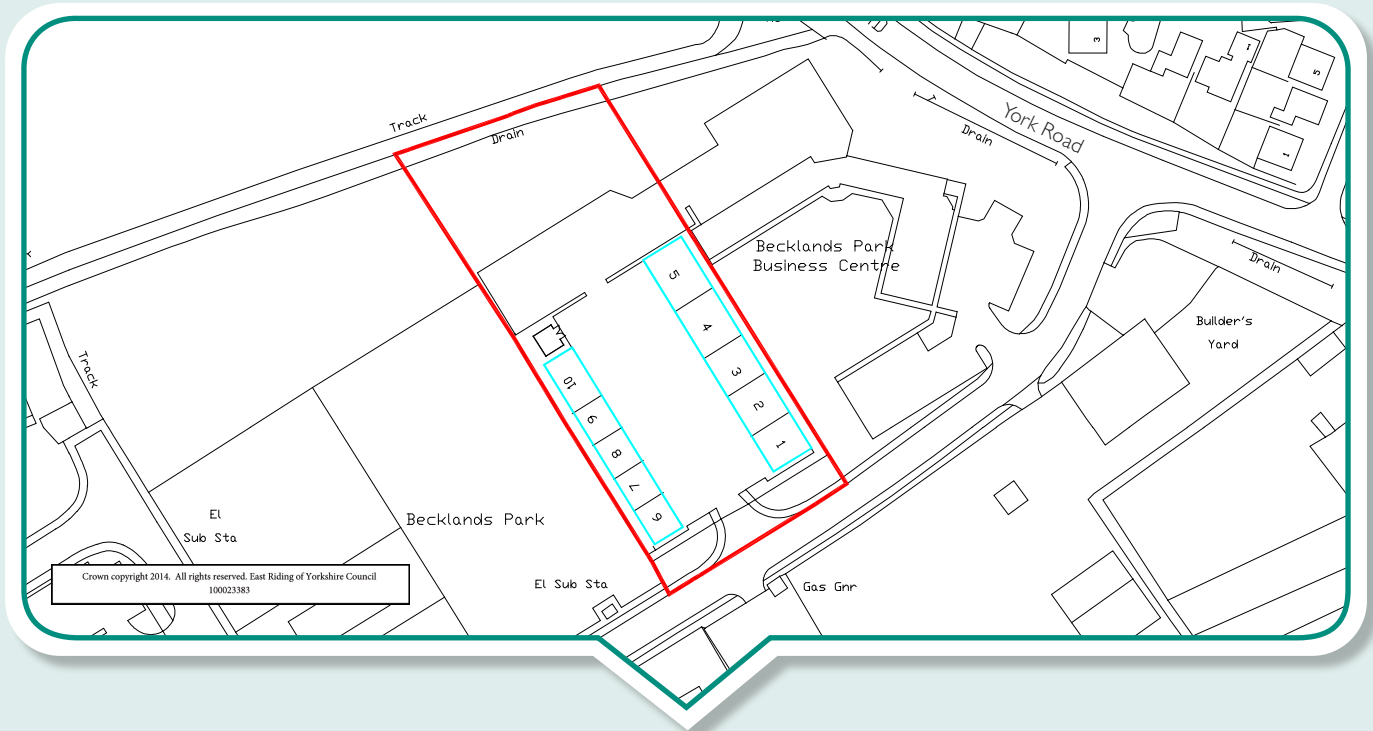


- 1) **Tenure** - all units are available on tenancies for an initial term of one year and thereafter from year to year. Tenancies can be terminated at any time by the tenant giving three months written notice.
- 2) **Rentals** - pay monthly by direct debit.
- 3) **Uses** - the units are suitable for a wide variety of industrial/commercial uses. Retailing is not permitted. Vehicle repair/maintenance or related businesses are not permitted.
- 4) **Repairs /Maintenance** - tenant responsible for internal repairs/decoration only.
- 5) **Outgoings** - tenant responsible for all outgoing rates.

Valuation and Estates, County Hall, Beverley, HU17 9BA



SITE PLAN



SPECIFICATION

- 1) **Construction** - steel portal frame with external facing bricks, internal wallblocking and profiled steel cladding and roofing. Roofs are pitched with roof lights. Reinforced concrete floor. Access by steel roller shutter door and separate personnel door.
- 2) **Toilets** - toilet with wash hand basin and electric water heater.
- 3) **Services** - electricity, water and telecommunications services available. Some units also have a gas connection.
- 4) **Lighting** - fluorescent fittings.
- 5) **Heating** - gas space heaters.
- 6) **External Area** - Service yard with access ramps to all units. A parking area is provided at the front of each unit.

BUSINESS RATES

For confirmation of the business rates payable, please contact the council's Non Domestic Rates Section, tel: (01482) 394748.

VAT

The council has elected to levy VAT on the rent.

WARRANTY

No warranty is given or implied that the Property is suitable for the purposes of the Lessee and any works necessary to make it suitable must be carried out at their own expense.

VIEWING

Viewing of the property is strictly by appointment and in this connection please contact the Valuation and Estates Service on (01482) 393998.

FURTHER INFORMATION

Please contact the Valuation and Estates Service on (01482) 393998 if you require any further information.

Workshop tenants can also access business advice and conference/meeting facilities at the adjoining Business Centre. For further details and information about the availability of business units please call (01430) 803406 or email marketweighton.businesscentre@eastriding.gov.uk

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

East Riding of Yorkshire Council give notice that: 1. These particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements of representations of fact. 3. Any intending lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The council does not make or give any person in their employment any authority to make or give any representation or warranty whatsoever in relation to this property. 5. None of the property's services or installations have been tested and are not warranted to be in working order.