

TO LET - WORKSHOP UNITS

Humber Street Industrial Estate, Humber Street, Goole, DN14 5UJ



LOCATION

The workshop development is located off Swinefleet Road (A161).

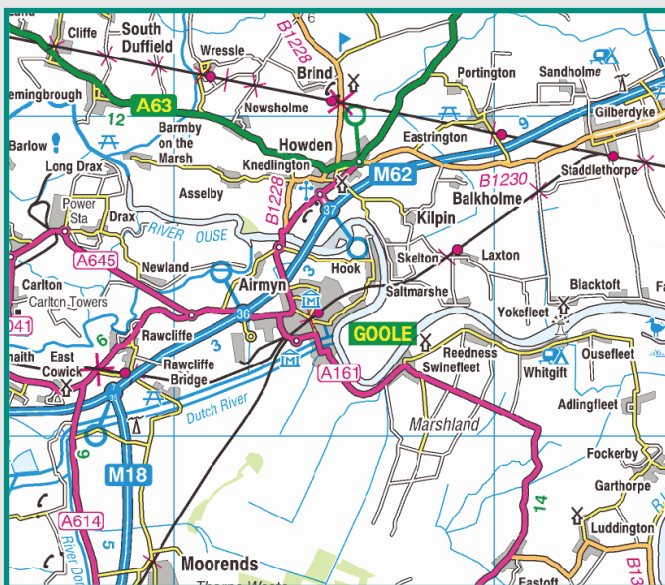
DESCRIPTION

12 self contained workshop units in three terraces.

SIZE

Gross internal areas being 500 – 1,000 sq ft (46 – 93 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, including rates.



SITE PLAN



SPECIFICATION

- 1) **Construction** - external facing bricks and internal blockwalling, concrete floor. Access by steel roller shutter door and separate personnel door.
- 2) **Offices** - units 7, 9 and 10 – 12 have integral offices.
- 3) **Toilets** - toilet with wash hand basin and electric water heater.
- 4) **Services** - electricity, water and telecommunications services available. Some units also have a gas connection.
- 5) **Lighting** - fluorescent fittings.
- 6) **Heating** - gas or electric convector heaters.
- 6) **External area** - service yard and parking area.

BUSINESS RATES

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

VAT

VAT is not applicable to 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 Goole Business Centre on Carlisle Street. For further details and information about the availability of business units please call (01405) 767654 or email goole.business.centre@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.