

## **Commercial Property Portfolio**

### **Workshop Estates**

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

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## **Summary of Terms and Incentives**

- Reduced introductory rent may be available for new “qualifying lettings”
  - Flexible terms (easy in / easy out Tenancy Agreement)
    - Competitive rents
  - Rent Deposit required equivalent to 3 months’ rent
    - No legal or administration fees
- Initial electrical testing / certification issued by the landlord
- Flexible workspace (495 - 1001 sq ft) ready for occupation
  - Professional management

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## **Business Rates and Small Business Rate Relief**

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 use of the workshops. 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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# HUMBER STREET INDUSTRIAL ESTATE, GOOLE

SUMMER 2024

Reduced introductory rent may be available for new “qualifying lettings” on the workshop estate

Unit No.	Gross Internal Floor Area (Sq. Ft.)	Annual Rent	Rent Deposit	Rateable Value (from Apr 23)	EPC Rating
8	495	£2,500	£625	£2,550	D

All areas are gross internal and approximate.

- \* **Please contact East Riding of Yorkshire Council 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 Business Rates Services (01482) 394748**

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