



**FOR SALE - Industrial
warehouse /
manufacturing unit**

Asking Price:

£690,000

The premises provide the following approximate gross internal floor areas:

Total GIA

15,076 sq ft (1,400.64 sq m)

Hampden Road, Pocklington Industrial Estate, YO42 1NR

Former food manufacturing unit located on an established industrial estate

The subject property comprises a detached former food processing unit. All production equipment has been removed from the premises.

Highlights

- Freehold available with vacant possession
- Located on Pocklington Industrial Estate
- Large tarmac secured yard
- 4 loading doors
- Significant asset management potential

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Location

The property is located at the rear of Pocklington Industrial Estate, just off Halifax Way in Pocklington. It is an established industrial location situated off the A1079, which runs between York to the northwest and Beverley to the southeast.

The property is within approximately 30 minutes drivetime of the Junction 37 of the M62 and is 20 km (12.5 miles) to the east of York city centre and 40 km (25 miles) northwest of Hull city centre.

Nearby occupiers include Howdens, Home Fit UK, Bond Tyre Wholesalers, Yara UK and Lissett Homes.

Specification

- Steel portal frame manufacturing unit
- Hipped roof with translucent roof panels
- Eaves height of 4.8 metres
- Ancillary office, WCs, showers, changing rooms and canteen over ground and first floor levels
- 3 ground-level, sectional up & over doors
- Large tarmac secure yard
- 1 raised, roller shutter loading door to the extension
- Overall site area of approximately 0.594 acres (0.24 ha) equating to 48% density coverage

Accommodation

The premises has the following gross internal floor areas, which have been measured in accordance with the Royal Institution of Chartered Surveyors Code of Measuring Practice (6th edition).

Ground Floor

Production area - 1,017.25 sq m 10,950 sq ft

Storage area - 81.22 sq m 874 sq ft

Ancillary office - 71.63 sq m 771 sq ft

First Floor

Ancillary office - 71.63 sq m 771 sq ft

Lab, changing

rooms & canteen - 158.90 sq m 1,710 sq ft

Total GIA - 1,400.64 sq m 15,076 sq ft

Asking price

The asking price is £690,000.

Business Rates

We understand the property has a current Rateable Value of £48,000. The estimated rates payable for 2023/24 is £24,576 per annum. Please ensure you make your own enquiries with the Local Authority.

EPC

To be provided upon request.

Legal Fees

Each party is to be responsible for their own legal costs incurred.



Contacts

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