

Heaney
Micklethwaite

Commercial Property Consultants

**OFFICES
WITH CAR PARKING
TO LET**



**BOOTHFERRY ROAD
HOWDEN
DN14 7EA**

Boothferry Road, Howden

LOCATION:

The property is located on Boothferry Road on the outskirts of Howden, whose centre is approximately 1 mile away. The premises are approximately 0.75 miles from Junction 37 of the M62 motorway giving excellent links to East and West Yorkshire.

ACCOMMODATION:

The property comprises a detached 2 storey office building which is divided into a reception area, board room, conference room, kitchen and a number of smaller offices.

Ground Floor	1,841 sq ft	171 sqm
First Floor	2,247 sq ft	208 sqm

The property benefits from 70 car spaces.

LEASE TERMS:

The property is available on a new full repairing and insuring lease for a term of years to be agreed in multiples of 5 with 5 yearly upward only rent reviews.

RENT:

Rental offers in the region of £33,000 per annum are invited.

RATES:

Rateable Value £20,000

VAT:

All prices and rents quoted are exclusive of, but may be subject to VAT.

VIEWING:

Strictly by appointment through this office.

**SUBJECT TO CONTRACT AND AVAILABILITY
ALL DIMENSIONS AND AREAS ARE APPROXIMATE**

Energy performance certificate (EPC)

OFFICE BLOCK Jablite Boothferry Works Boothferry Road, Howden GOOLE DN14 7EA	Energy rating <h1 style="font-size: 2em; margin: 0;">D</h1>	Valid until: 20 August 2024 <hr/> Certificate number: 9856-3018-0146-0103-8101
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Property type	B1 Offices and Workshop businesses
Total floor area	570 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's current energy rating is D.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

