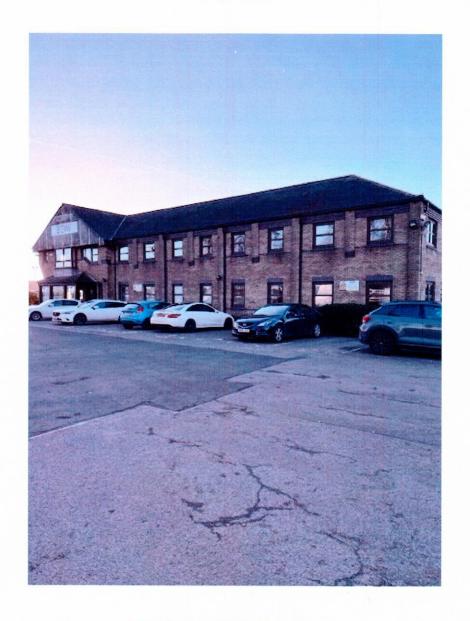


OFFICES WITH CAR PARKING TO LET



BOOTHFERRY ROAD HOWDEN DN14 7EA



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

570 square metres

Property type

Total floor area

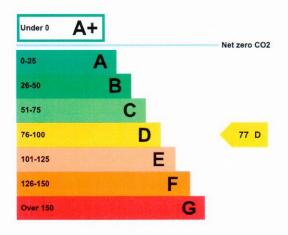
OFFICE BLOCK Jablite Boothferry Works Boothferry Road, Howden GOOLE DN14 7EA Energy rating Valid until: 20 August 2024 Certificate number: 9856-3018-0146-0103-8101

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.

B1 Offices and Workshop businesses

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