



Dee  
Atkinson  
& Harrison

**Hutton Cranswick Industrial Estate, Nr Driffield**

**TO LET - UNIT 3 - 2,700 sq ft or thereabouts**

# Hutton Cranswick Industrial Estate, Nr Driffield, East Yorkshire YO25 9QE

## Unit 3 – To Let – 2,700 sq ft or thereabouts

Driffield 4 miles | Beverley 9 miles | Market Weighton 14 miles  
(all distances approximate)

### DESCRIPTION

Unit 3 consists of a modern clear span steel portal frame building (90' x 30' or thereabouts) with the benefit of a single phase electricity supply, roller shutter door, internal office and WC facilities with parking to the side.

The Unit has most recently been used as a storage facility but is suitable for a variety of other uses. It is available to let from 1<sup>st</sup> September 2024.

### LOCATION & ACCESS

Unit 3 is well located on the Hutton Cranswick Industrial Estate close to the junction with the A164 Driffield to Beverley Road. The Estate has good occupancy levels with a variety of occupiers and provides excellent links to the regional road network.

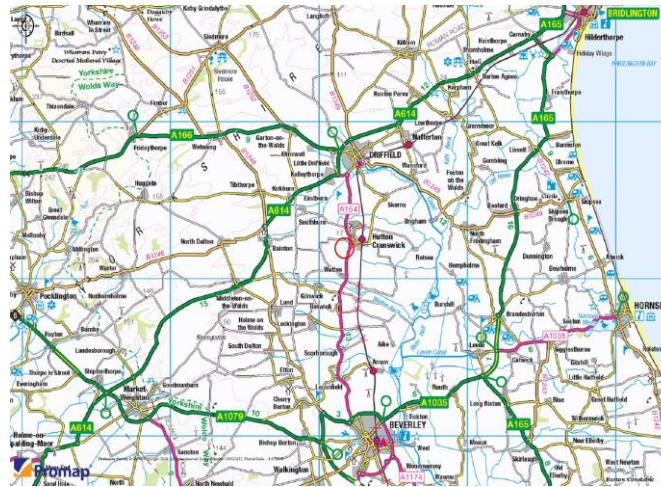
Hutton Cranswick lies approximately 4 miles to the south of the Market Town of Driffield and around 9 miles to the north of Beverley.

### LEASE TERMS

A new 3 year lease is available with the Landlord insuring the building.

Rent details are available on application.

### LOCATION PLAN



### BUSINESS RATES

The Tenant will be liable for Business Rates upon occupation of the Unit.

There is the opportunity for occupiers to claim up to 100% relief from business rates in certain circumstances which may apply to the occupation of Unit 3. Based on internet enquires the current rateable value of Unit 3 is £5,300.

Interested parties are advised to confirm the accuracy of the above figure and enquire as to the rates payable and

any reliefs available by contacting East Riding of Yorkshire Council's Business Rates Section on 01482 394748.

### SERVICES

Mains water and single phase electricity are connected. Electricity meters are situated within the unit and the Landlord will recharge the cost of electricity to the Tenant.

### VAT

The Unit is registered for VAT and all payments made to the Landlord in respect of the same will be subject to VAT.

### PLANNING

Planning enquiries in respect of the Unit should be directed to the Local Authority:

East Riding of Yorkshire Council  
County Hall, Cross Street, Beverley HU17 9BA  
Tel: 01482 393939

### VIEWING & FURTHER INFORMATION

For further information and to arrange a viewing please contact Samantha Mellor MRICS FAAV on:

**Tel:** 01377 253151

**Email:** sam.mellor@dee-atkinson-harrison.co.uk

Details prepared: August 2024