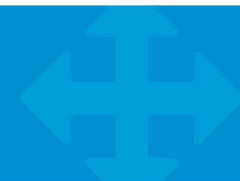


INVEST EAST YORKSHIRE



TO LET

Offices & Workshops

Market Weighton Business Centre, Becklands Park, York Road, Market Weighton YO43 3GL



LOCATION

The business centre is located on the popular Becklands Park Estate on the outskirts of Market Weighton within easy access of the the A1079 York to Hull Road

DESCRIPTION AND SIZES

4 workshops ranging from 361-539 sqft and 20 offices ranging from 154-340 sqft

GENERAL

Market Weighton Business Centre, constructed in 2004, provides good quality purpose built offices and workshops with excellent on-site facilities suited to small and starter businesses. The business centre is located on the established Becklands Park Industrial Estate, just a few minutes walk from the town centre and boasts a modern conference room, kitchens, communal areas, a shared loading bay and ample on-site car parking.

SPECIFICATION

Brick build with slate roof, profiled clad roof to workshops. Workshops : 16-19 have high level gas heating, water supply & sink area, external roller shutter or doors for loading, high level ceilings. Offices: single personnel door, electric storage heaters and block walled finish. Communal toilets and kitchens. Lighting – LED throughout. External area – loading zones, on-site parking, garden areas

BUSINESS RATES AND VAT


VAT is payable. Business Rates are not payable

VIEWING

Viewings are available during office hours 9am – 4pm. Please ring to arrange an appointment

Enquiries

 (01430) 803406

 marketweighton.business.centre@eastriding.gov.uk

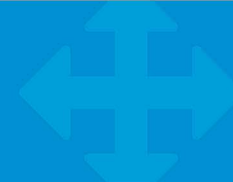
Keep in touch

 @investeastyorkshire

 @investeastyorks

 @invest-east-yorkshire

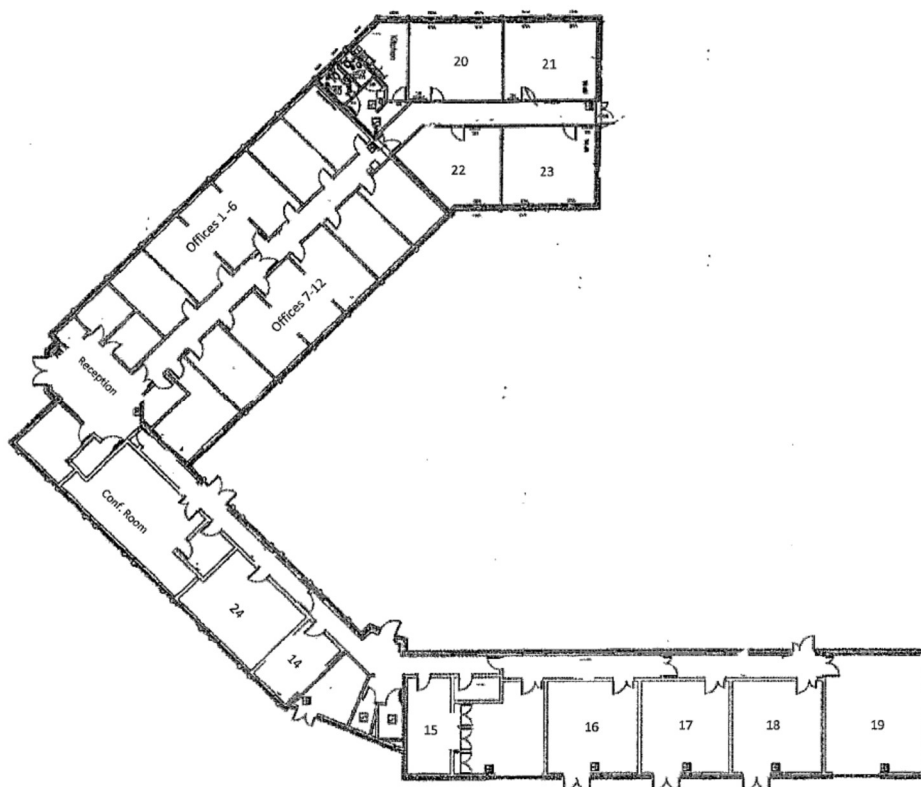
INVEST EAST YORKSHIRE



TERMS OF OCCUPATION

Tenure	Licence Agreement - available on `easy-in, easy-out` terms, terminable on the giving of one months' notice subject to an annual business review
Rent	Licence Fee (payable monthly by direct debit) includes – reception services (meet and greet visitors, mail services); access to a wider business support network; refuse/recycling facilities; communal area cleaning; business rates; building insurance
Deposit	Equivalent to one month's rent
Uses	Suitable for a wide variety of office based and light industrial businesses, B1 classification. Retail, vehicle repair and/or maintenance or related businesses are not permitted.
Repairs / Maintenance	Licence holders are responsible for internal repairs and decoration only Licence holder required to have in place Public Liability Insurance in the sum of £2m in respect of any one incident.
Outgoings	Licence holder responsible for all outgoings
Conference Facilities	The generously sized conference room can host a maximum of 18 delegates. The room has a TV, Webcam (for hybrid meetings) and WIFI all included within the hire charges. Refreshments can be arranged upon request

SITE



DISCLAIMER

Misrepresentation Act: 1967: (as amended by section 8 (1) of the Unfair Contract Terms Act 1977)

East Riding of Yorkshire Council give notice that: 1. These particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements of representations of fact. 3. Any intending licensee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The licensor does not make or give any person in their employment any authority to make or give any representation or warranty whatsoever in relation to this property. © Crown Copyright 2010. All rights reserved.