

# INVEST EAST YORKSHIRE



# TO LET

## Offices & Workshops

Driffield Business Centre, Scotchburn Garth, Skerne Road, Driffield YO25 6EF



### LOCATION

The business centre is located off Skerne Road in close proximity to the railway station and the town centre.

### DESCRIPTION AND SIZES

5 Workshops ranging from 254-388sqft and 16 Offices ranging from 81-381 sqft.

### GENERAL

Driffield Business Centre was constructed in 2000 to provide good quality purpose built workshops and offices with excellent on-site support facilities. This business centre boasts a modern conference room, recently refurbished kitchens and communal areas, a shared loading bay and ample on-site car parking.

### SPECIFICATION

Brick build with profiled steel clad roof. Workshops : 8, 9, 10, 11 & 19 – gas heating, water supply & sink area, external roller shutter or double doors for loading, high level ceilings. Offices: single personnel door, electric storage heaters and block walled finish. Communal toilets and kitchens. Lighting – LED. External area – loading zones, on-site parking, garden areas.


### BUSINESS RATES AND VAT

VAT & Business Rates are not payable.

### VIEWING

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

#### Enquiries

 (01377) 240940

 driffield.business.centre@eastriding.gov.uk

#### Keep in touch

 @investeastyorkshire

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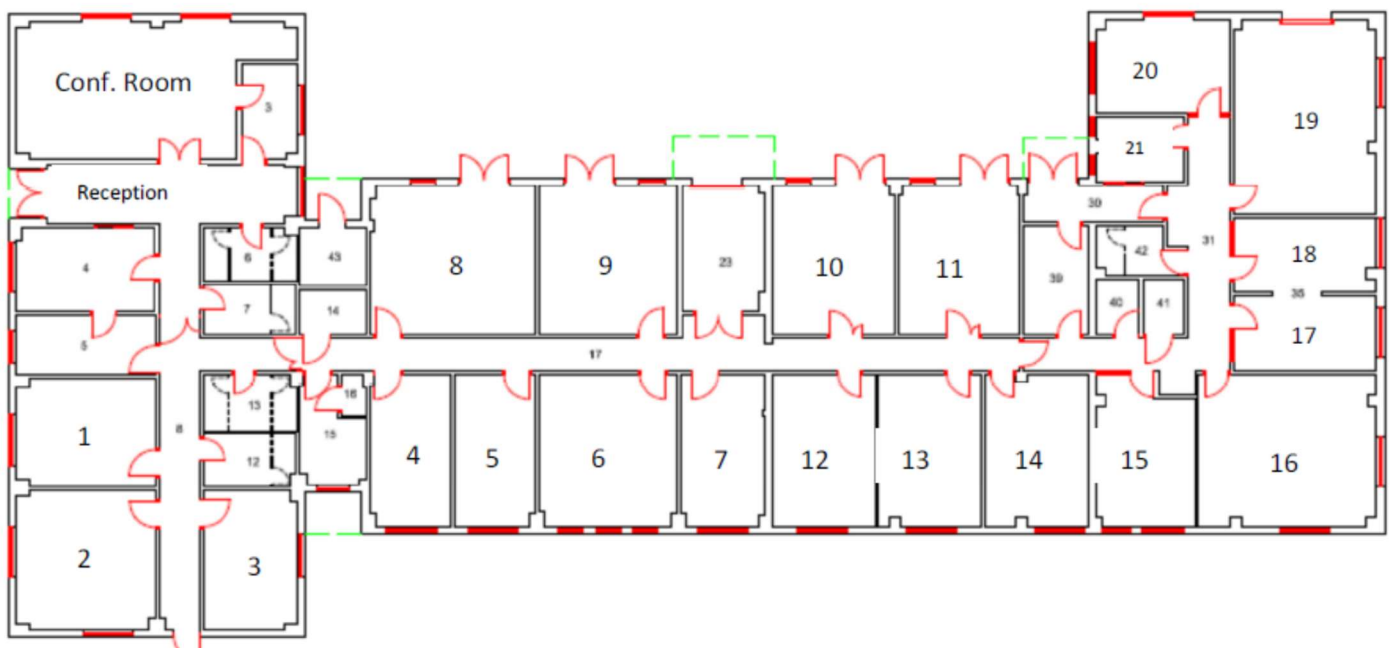
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# INVEST EAST YORKSHIRE

## 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. Electricity is included in the licence fee for Units 15 to 21 only
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 outgoing
Conference Facilities	Our comfortable meeting room is capable of hosting a maximum of 18 delegates. TV, Webcam (for hybrid meetings) and WIFI are all included in the hire charges – subject to availability. Refreshments £2.00 per head per serving (tea, coffee, water & biscuits)

## SITE LAYOUT



## DISCLAIMER

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

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