LEONARDS

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Estate Agents
Lettings & Management
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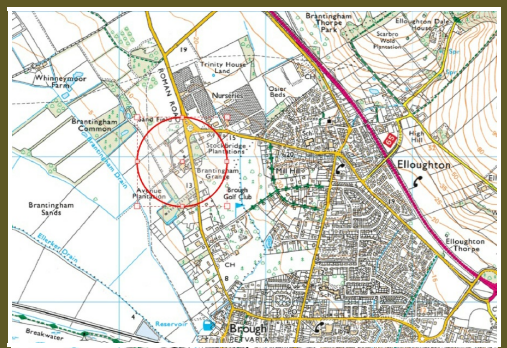
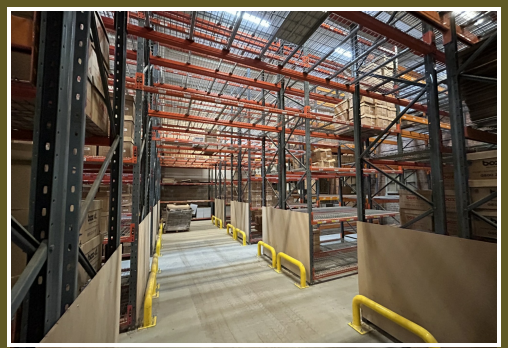
Unit 4, Brantingham Grange, Brough, East Yorkshire, HU15 1HH

- User - Storage & Distribution
- Close proximity to the A63
- Insulated with Roller Shutter Access
- Small Enclosed Concrete Yard
- c.366 m² (3,939ft²) GIA & c.5.8m Eaves Height
- Available on Flexible Terms
- Further Space to Let in 2027

£19,700 pa







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NAEA
National Association of Estate Agents

RICS

Unit 4, Brantingham Grange, Brough, East Yorkshire, HU15 1HH

Available on flexible terms, this purpose built storage and distribution unit extends to c.366m^2 (3,939 ft^2) having an eaves height of c.5.8m and roller shutter access to the frontage. The property is part of a small business park and is within easy reach of the A63 for easy access to Hull and the national motorway network.

Location
The building is located at Brantingham Grange, Cave Road, Brough, around two minutes drive from the junction between Cave Road and the A63, which leads to the M62. The property is located around 20 minutes drive from the centre of Kingston-upon-Hull.

Description
The building is a purpose built storage and distribution unit that has previously been used for the storage of documents. The construction is of a steel portal frame, with insulated profile clad and roof with a concrete floor. There is an electric roller shutter to the frontage, the eaves height being c.5.8m. The building is current racked out and externally there are two shipping containers. These items can be made available by separate negotiation . Externally, there is a small enclosed yard together with separate communal car parking.

Accommodation
The approximate accommodation measured on a gross internal floor area extends to 366 m² (3,939 ft²).

User
The user is restricted to 'Storage & Distribution'.

Services
Mains electric is connected. There is a communal WC and kitchen facilities close by. The building has an intruder alarm system and includes a dehumidifier unit if required by the Licensee.

Terms
The unit is available under flexible terms and is offered by way of an initial 12 month licence agreement at a commencing licence fee of £19,700 pa payable quarterly in advance. Following expiry of the initial 12 months, the licence duration will revert to being quarterly. The Licensee will pay a £180 (incl. VAT) as a contribution towards the costs in preparing the Licence and associated legal documents.

Repairs
Internal repairs will be the responsibility of the Licensee. The Licensor will be responsible for external repairs. If the Licensee damages the building then the cost of associated repairs will be their responsibility directly.

Service Charge
Additional to the quoted Licence Fee a Service Charge is payable to cover maintenance and repairs to the communal areas, access and in certain instances services supplied by the landlord. Further details and the estimated cost for the unit is available upon request.

Insurance
The building will be insured by the owner. The occupier will pay a proportion of the insurance premium covering the entire estate and will be payable under the Service Charge. The licensor will be responsible for taking out their own contents, public liability and any necessary employers liability insurance.

Business Rates
In addition to the Licence Fee, the Licensee will pay under the Service Charge a proportional amount for the cost of the Business Rates for the estate based upon the area of the unit. Further details are available upon request. It is the Licensors intention to seek a re-assessment of the estate and to have the individual units assessed, which may consequently allow for appropriate reliefs to be claimed by the occupiers.

VAT
We are advised the property has not been opted for VAT and therefore VAT will not be charged in addition to the licence fee. The Service Charge will be inclusive of any VAT payable.

Energy Performance Certificate (EPC)
The property has no heat source however there is a dehumidifier. If the licensee intends to use such, this may trigger the requirement for an EPC prior to the licence being concluded. The licensor is to cover the cost of any such EPC and would arrange for an energy assessor to carry out an assessment and provide such, where considered necessary.

Viewing
Strictly by appointment with the sole Letting Agents on (01482) 375212
Ref: MJB/RMB

1. The Money Laundering and Terrorist Financing (Amendment) Regulations 2026 (as amended). Estate Agents are required by law to conduct anti money laundering checks on all clients who either sell, buy, rent or let a property. We will conduct these checks in accordance with the current HMRC guidelines: Intending tenants and permitted occupiers will be asked to produce identification documentation as part of the referencing process. 2. General: While we endeavour to make our letting particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there is any point which is of particular importance, please contact our office and we will endeavour to check the position for you. 3. Measurements: Where stated, these approximate room sizes or any stated areas are only intended as general guidance. 4. White Goods & Electrical Appliances: Where these are left in the property these can be used, however should any items require repair, or be beyond repair, the Landlord does not undertake to pay for repairs or to replace the items, except those which the Landlord is required to do by law. 5. Photographs: These may have been taken using a wide angle lens which also has the potential to make rooms look larger and may be representative of the property's accommodation historically and therefore viewing of the property is recommended before committing to being referenced and taking up a tenancy. 6. Leonards for themselves and their landlords of this property, whose agents they are give, notice that these particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. Matters referred to should be independently verified by any prospective tenant. Neither Leonards, nor any of its employees or agents has any authority to make or give any representation or warranty in relation to this property