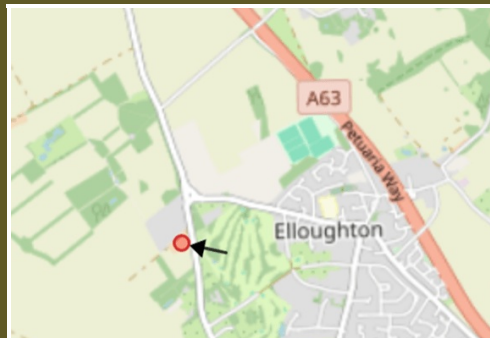
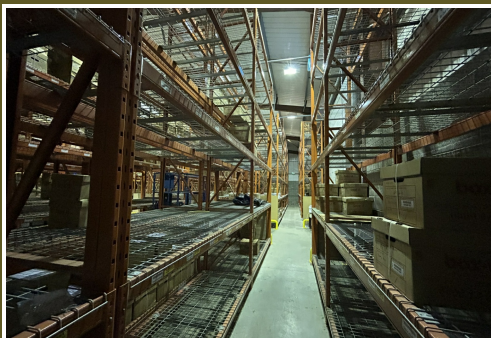




Unit 4, Brantingham Grange, Brough, East Yorkshire, HU15 1HH

- Purpose Built Storage Space
- Close to A63
- Roller Shutter Door
- Racking included if required
- c.365m² (3,937sqft)
- c.5.8m eaves height
- Toilet Kitchen and Parking Facilities
- Opportunity to Utilise Two Adjacent Shipping Containers

£19,700 pa



512 Holderness Rd, Hull, East Yorkshire HU9 3DS

Tel: 01482 375212

E-mail: info@leonards-property.co.uk

59 Welton Road, Brough, East Yorkshire HU15 1AB

Tel: 01482 330777

E-mail: brough@leonards-property.co.uk

Website: www.leonards-property.co.uk

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

This purpose built storage and distribution space extends to c.365m² (3,937sqft) with an impressive eaves height of c.5.8m and a roller shutter door. The property is part of a small business park and is within reach of the A63 for easy access to the national road network. The business park includes toilet, kitchen and on-site parking facilities.

Location

The building is located at Brantingham Grange, 55 Cave Road, Brough, around two minutes drive from the intersection 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 steel profile clad and steel profile pitched roof with concrete floor. There is an electric roller shutter and additional access door to the frontage. The building is secluded from the public highway.

Accommodation

The approximate accommodation measured on a gross internal floor area is c.365.8 m² or c.3,937 sqft. Length: 24.8m Width: 14.75m

Services

There is mains electric to the unit, with water, WC and kitchen facilities close by on the estate. A service charge will be levied in addition to the rent with an estimated charge payable at the beginning of each year and a balancing charge (re)payable at the end of each period.

User

The owners would consider various users based around principally storage and distribution operations. The shelving and racking that was previously used for a document storage business is still in situ and could be utilised by an incoming licensee if they so wished.

Licence Terms

The licence terms are by negotiation with the owner and their agent depending upon the proposed use and anticipated time horizon.

Insurance

The building will be insured by the owner with a share of the insurance premium over the entire estate payable by the licensee. This will be calculated based upon the floor area of the unit against the floor area of the units on the estate and will be included in the service charge. The licensor is expected to take out their own contents, public liability and employers liability insurance.

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.

Repairs

Costs of repair and renewal will be included in the yearly service charge. If the licensee damages the building then the cost of associated repairs/renewals will be their responsibility.

Energy Performance Certificate (EPC)

The property has no heat source however there is a dehumidifier, that, if the licensee intends to use it, 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 undertake it.

Outgoings

Depending upon the type of use, either a submeter will be installed to record energy usage which will be charged back to the licensee, or the energy costs will be calculated on a per m² basis and billed via the service charge.

Shipping Containers

Adjacent to the property there are two shipping containers. There is scope for the licensee to negotiate the use of these if they so wish.

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