



Dee
Atkinson
& Harrison

UNIT 5 Twydale Business Park, Skerne Road, Driffield
TO LET - 161 sq m (1,700 sq ft) or thereabouts

Twydale Business Park, Skerne Road, Driffield, East Yorkshire YO25 6JX

Unit 5 – To Let

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Driffield 1 mile | Beverley 13 miles | Kingston upon Hull 22 miles
(all distances approximate)

DESCRIPTION

Unit 5 consists of a single storey commercial unit of brick and block construction clad with insulated profile sheeting under a flat roof which is located on the frontage of Twydale Business Park, close to Driffield Town Centre.

Internally the unit extends to around 161 sq m (1,700 sq ft) which includes the main office/trade area together with a separate office, store room and kitchen/toilet facilities.

The unit has been occupied as a dance studio, training centre and most recently as a trade counter. It provides bright and airy accommodation which is easily accessible and suitable for a variety of uses.

The Business Park is well established and enjoys good levels of occupancy with a variety of businesses on site.



LOCATION & ACCESS

The Unit enjoys a prominent position on the frontage of the Business Park, which is around 1 mile to the south of Driffield Town Centre. Driffield provides excellent links onto the regional road network with the A164 road to Hull and the A614 road to Bridlington and the M62 in close proximity.

LEASE TERMS

A new 3 year lease is available based on the Tenant responsible for internal repairs only. The Landlord will be responsible for all other repairs and insuring the Unit. The rent includes the charge for water. Charges for electricity are payable separately. Rent will be payable monthly in advance by 'GoCardless'.

In addition to the rent, the Landlord's insurance premium will be recharged and a Service Charge will be payable. Further details are available from Dee Atkinson and Harrison on request.

BUSINESS RATES

The Tenant will be liable for Business Rates upon occupation of the Unit. We are currently awaiting clarification of the current rateable value. Any queries regarding rates payable and reliefs available should be directed to East Riding of Yorkshire Council's Business Rates Section on 01482 394748.

SERVICES

Mains water and single phase electricity are connected.

PLANNING

Planning enquiries in respect of the Unit should be directed to: East Riding of Yorkshire Council, County Hall, Cross Street Beverley HU17 9BA. Tel: 01482 393939

VAT

All payments made to the Landlord will be subject to VAT.

CREDIT CHECK

A financial reference maybe required and the Owners reserve the right to undertake credit checks.

LEGAL COSTS

Each party will be responsible for their own costs incurred with the transaction.

PLANS & AREAS

The plans provided in these particulars and the areas stated are for guidance only.

AGENTS NOTE

Interested parties should be aware that terms have already been agreed with an existing tenant, subject to the necessary planning permission being granted. The landlord has instructed us to continue marketing the unit and expressions of interest are therefore still invited, but it should be noted that such interest will not be processed until the outcome of the planning application.

VIEWING & FURTHER INFORMATION

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

Tel: 01377 253151

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

NOTES

Details prepared: September 2026.

Photo Taken: June 2026

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