

Dee
Atkinson
& Harrison



UNIT 8 Twydale Business Park, Skerne Road, Driffield

TO LET - 551 sq m (5,920 sq ft) or thereabouts

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

Unit 8 – To Let

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

DESCRIPTION

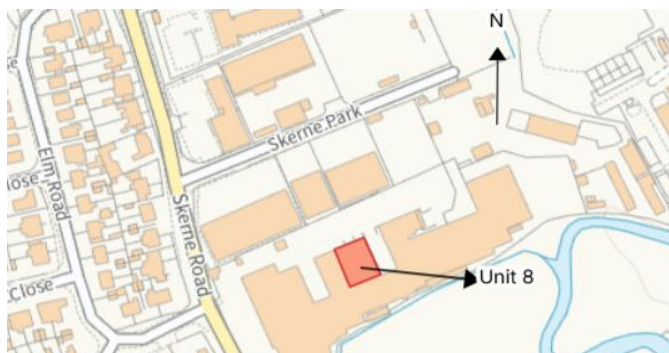
Unit 8 consists of a modern, clear span steel portal frame industrial unit clad with block work and insulated profile sheet panels located on the Twydale Business Park, close to Driffield Town Centre.

Internally at ground floor the unit extends to around 454 sq m (4,885 sq ft) including the main workshop area together with a separate store room, staff room and wc facilities.

The unit further benefits from 2 separate mezzanine levels extending to around 96 sq m (1,035 sq ft) comprising an office and a separate storage area.

Access is via a pedestrian door and a 5m high electric roller shutter door. There is parking available for 5 cars at the front of the unit.

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



LOCATION & ACCESS

Unit 8 is well located on 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.

Based on internet enquires the current rateable value of Unit 8 is £15,750. Interested parties are advised to confirm the accuracy of the above figure and enquire as to the rates payable and any reliefs available by contacting East Riding of Yorkshire Council's Business Rates Section on 01482 394748.

SERVICES

Mains water and three phase electricity are connected.

VAT

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

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

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.

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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