

Unit 4, Hunsdale Farm, Brough Road,
South Cave, Brough, HU15 2DB

TO LET

Industrial unit providing
c.7,210 sq ft (c.670 sq m)

Located on a recognised
industrial estate

Convenient for the A63

Suitable for a wide variety of uses

Excellent Location

Available on Flexible Terms

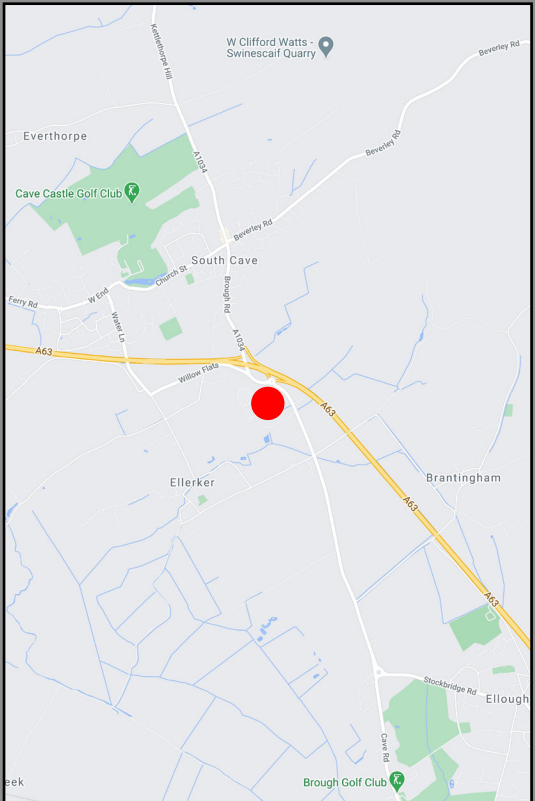
Guide Rent £25,000 p.a.



Scotts
01482 325634

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Not to Scale - For Identification Purposes Only

Scotts
 01482 325634
 www.scotts-property.co.uk

LOCATION

Hunsdale Farm Industrial Estate, South Cave, is positioned on Brough Road, just south of the South Cave junction on the A63, lying approximately 13 miles due west of Hull City centre, the A63 connecting to the M62 and national motorway network beyond.

DESCRIPTION

The unit is constructed around a steel portal frame and lean-to with block walling the upper parts of which are clad in profile metal with a corrugated fibre board roof. Internally the majority of the building has been fully insulated with a plastic coated inner skin, floors are of power floated concrete and there are approx. 15' 4 x 16' 1 (4.7m x 4.9m) electric roller shutter doors to each end gable. The building internally is partially and fully divided, part of the lean-to division can be sealed which presently includes an number of chiller units. The gross internal floor area extends to approximately c.7,210 sq ft (670 sq m), externally there are a number of designated parking bays, plus communal stoned yard suitable for additional parking if required.

The previous use of the premises has been as a fresh produce storage and distribution centre. The premises benefit from having planning consent for 'Flexible use of buildings for purposes within Classes B1 (b and c), B2 or B8 of the Use Classes Order 1987 or for agricultural purposes.

ACCOMMODATION

Main Warehouse:	316.0 sq m	(3,400 sq ft)	(G.I.A.)
Stores:	245.3 sq m	(2,640 sq ft)	
Lean-to Chiller:	108.7 sq m	(1,170 sq ft)	
Totals:	670.0 sq m	(7,210 sq ft)	

LEASE TERM

The property is available To Let at a guide rent of £25,000 per annum exclusive. The unit is available under leasehold terms based upon a 6 year lease with a tenant only option to break at year 3, a longer lease term may be considered.

INSURANCE & SERVICE CHARGE

In addition to the rent, the tenant will be responsible for reimbursement of the buildings insurance premium together with a small service charge towards maintenance and emptying of the septic tank.

BUSINESS RATES

The property has a rateable value of £17,000 (source: VOA office). Interested parties are advised to confirm the accuracy of the above figure by contacting the Local Rating Authority, the East Riding of Yorkshire Council directly.

ENERGY PERFORMANCE RATING: C (65)

LEGAL COSTS

The ingoing tenant will be responsible for all reasonable legal costs incurred together with any Stamp Duty Land Tax that may be payable.

FURTHER INFORMATION AND TO VIEW

Please contact Leonards Estate Agents mark.broadhurst@leonards-hull.co.uk (01482) 375212



Offices: Hull 66 - 68 Humber Street, HU1 1TU Scunthorpe Sovereign House, Arkwright Way, DN16 1AL Grimsby 12 Town Hall Street, DN31 1HN **CS.6782**

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