

Wold House, Annie Reed Road,
Beverley, HU17 0LF - Suite B

TO LET

Well-appointed ground floor
office suite

Extending to c.1,000 sq ft overall

There are in excess of 5/6
on site car parking spaces

Access off Annie Reed Road

Available To Let immediately

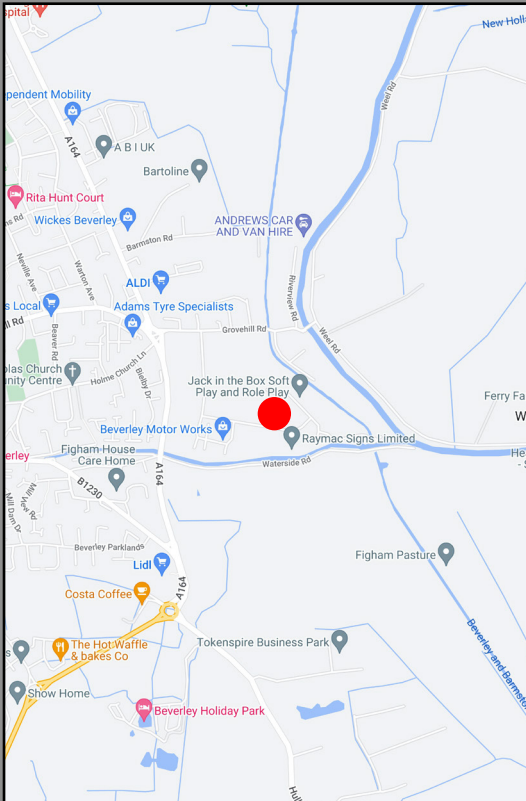
Guide Rent £12,000 p.a.
Incentives Available

Scotts
01482 325634



Wold House, Annie Reed Road,
Beverley, HU17 0LF - Suite B

TO LET



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

LOCATION

The office is located on the north side of Annie Reed Road adjacent to Beverley's Royal Mail facility on the Grovehill Industrial Estate approximately 2 miles from the attractive Beverley town centre. The property is located within an area of mixed uses including offices, industrial, storage and showrooms.

DESCRIPTION

The property provides a self-contained ground floor office suite benefiting from its own access door into a large open plan office with separate manager's office, kitchen and WC facilities. The property benefits from a suspended ceiling with integrated lighting, carpeting throughout and a disabled WC.

The property is separately metered and has its own heating by way of wall mounted gas fired radiators. All the windows have security shutters. Externally there are approximately 5/6 car parking spaces.

ACCOMMODATION

Suite B c.1,000 sq ft (92.9 sq m)

BUSINESS RATES

The property is described as "Offices and Premises" with a rateable value of £9,400 (2023 Rating List). - Source VOA website.

RENTAL

£12,000 per annum on effectively a full repairing and insuring lease with incentives available.

ENERGY PERFORMANCE RATING: C (57)

LEGAL COSTS

Each party will be responsible for their own legal costs incurred together with any Stamp Duty Land Tax that may be payable.

FURTHER INFORMATION AND TO VIEW

Contact Tim Powell tim@scotts-property.co.uk 07801 515165

Offices: Hull 66 - 68 Humber Street, HU1 1TU **Scunthorpe** Sovereign House, Arkwright Way, DN16 1AL **Grimby** 12 Town Hall Street, DN31 1HN **CS.7071**

Disclaimer: Scotts, a trading name of Scotts Property LLP, gives notice that: i) these particulars are a general outline only, for the guidance of prospective purchasers/occupiers and do not constitute the whole or any part of an offer or contract; ii) all descriptions, dimensions, references to condition and necessary permissions for use or occupation and other details contained herein are given in good faith and interested parties should not rely on them as representations or statements of fact and must satisfy themselves as to their accuracy; iii) they will not be liable in negligence or otherwise for any loss arising from the use of these particulars; iv) no representative of Scotts has any authority to make or give any representation of warranty or enter into any contract whatsoever in relation to the property; v) all prices and rentals quoted are exclusive of VAT.