

Hodgson House, Flemingate,
Beverley, HU17 0NP

TO LET

Offices in the heart of the popular
market town of Beverley

Fully Refurbished

Accommodation totals
132.4 sq m (1,425 sq ft)

Located adjacent to the Flemingate
development and opposite
Beverley Leisure Centre

Walking distance from main train
and bus stations

Guide Rent £23,500 p.a.

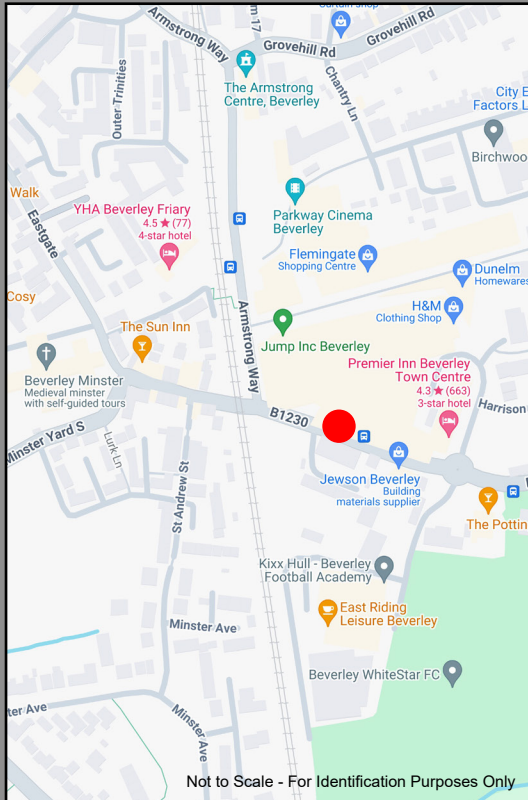


Scotts
01482 325634



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LOCATION

The offices are located on the north side of Flemingate opposite Beverley Leisure Centre approximately one mile from the main shopping areas of Beverley. Flemingate runs south of the Town.

Beverley is an attractive and busy Market Town with a large and affluent population, located approximately 10 miles from Hull. The offices are situated adjacent to the Flemingate retail development which also includes a Premier Inn, East Riding College, Parkway Cinema and a wide range of retail operations.

DESCRIPTION

Hodgson House has undergone a full scheme of refurbishment to provide quality office accommodation over two floors.

The building has a dedicated reception entrance and is divided internally to create a range of open plan and private workspace together with the usual staff facilities.

ACCOMMODATION

The accommodation, measured on a gross internal area basis, provides:

Ground Floor	54.3 sq m	(585 sq ft)
First Floor	78.0 sq m	(840 sq ft)
Total	132.4 sq m	(1,425 sq ft)

DISPOSAL TERMS

The offices are available to rent on a new lease at guide rent of £23,500 per annum.

RATEABLE VALUE

Interested parties are advised to make their own enquiries in relation to business rates at the property. Small Business Rates Relief may apply.

The tenant will be responsible for the payment of business rates.

ENERGY PERFORMANCE RATING: Awaiting Confirmation

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.5405**

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