

Office Block & Laboratory Facility
Daisy Hill Road, Burstwick, HU12 9HE

FOR SALE / TO LET
as a whole or in part

Two-storey purpose-built offices
and laboratory facility

Offices 711 sq m (7,653 sq ft)

Laboratory facility and stores
1,803 sq m (19,397 sq ft)

Overall Site 2.92 Acres (1.18 Ha.)

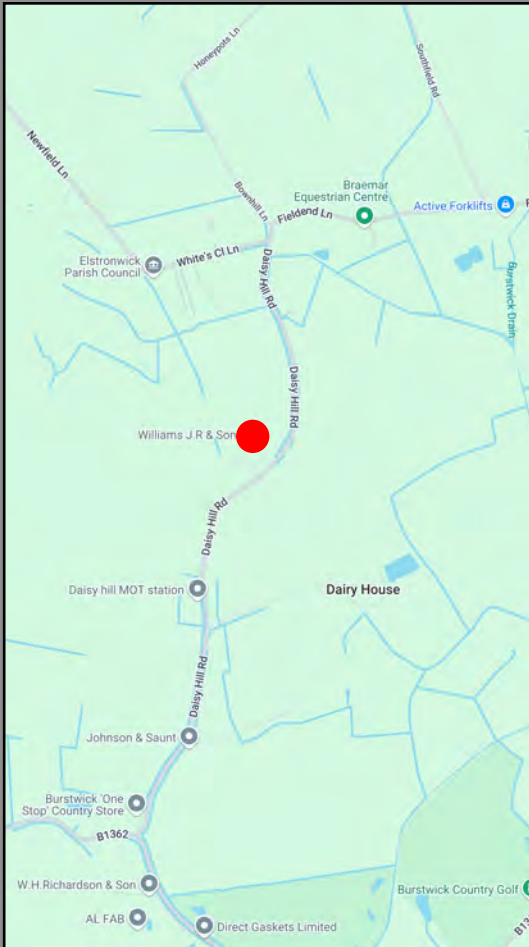
Substantial on site parking

Price / Rental
on application



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Daisy Hill Road, Burstwick, HU12 9HE

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Not to Scale - For Identification Purposes Only

LOCATION

Located approximately 4.5 miles of Salt End Chemical Works, 8 miles from Hull A63/M62 Link and 29 miles from Humberside Airport. The area is predominantly rural but with one or two small established commercial/business estates nearby.

DESCRIPTION

The property comprises two elements, a two-storey purpose-built office building providing high quality self-contained offices with car parking and a laboratory facility, built c.12 years ago. The offices are of a steel portal frame construction with brick gables and block infill which has been over clad. Windows are powder coated aluminium framed high performance laminated double glazed units.

The laboratory to the rear of the office building consists of barns, offices, changing rooms, showers, toilets, and storage rooms with exterior concrete yards enclosed by brick walls with security gated access.

The site to Mill View Farm comprises a slight sloping parcel of land.

ACCOMMODATION

Office Building		Research/Storage Buildings	
Ground Floor Offices	389.0 sq m (4,187 sq ft)	Ground Floor Offices/canteen	78.0 sq m (839 sq ft)
First Floor Offices	322.0 sq m (3,466 sq ft)	Ground Floor Offices/Labs/stores 1	1,207.0 sq m (12,993 sq ft)
		Ground Floor Warehouse/barns	517.0 sq m (5,565 sq ft)
Total	711.0 sq m (7,653 sq ft)	Total	1,803.0 sq m (19,397 ft)

Overall Site 2.92 Acres (1.18 Ha.)

SERVICES

We understand that mains water, electricity and drainage are connected to the office block however the central heating is powered by oil fired boiler to wall mounted radiators throughout the premises and drainage is to a septic tank. There is a PV solar array mounted on the rear roof pitch of the office building. Mains water and electric are connected to Mill View Farm with a back-up generator and the site including an electric sub-station.

RATEABLE VALUE (2023 Rating List)

Mill View Farm is described as with a Rateable Value of £65,500. Computanet House is described as with a Rateable Value of £24,250

DISPOSAL TERMS

The property is available as a whole or in part. Price and rental terms on application.

ENERGY PERFORMANCE RATING: Awaiting Confirmation

LEGAL COSTS

The incoming 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

Contact Tim Powell tim@scotts-property.co.uk 07801 515165 or joint agent Leonards 01482 375212 mjb@leonards-property.co.uk

Offices: Hull 66 - 68 Humber Street, HU1 1TU **Scunthorpe** Sovereign House, Arkwright Way, DN16 1AL **Grimsby** 12 Town Hall Street, DN31 1HN **CS.0000**

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