



The
HALL

Lairgate, Beverley, East Yorkshire

TO RENT / MAY SELL UNIQUE OFFICE HEADQUARTERS / LEISURE OPPORTUNITY

A unique setting for your business

This stunning Grade 1 Listed Building maintains its historic character, whilst offering the facilities and accommodation to suit a range of modern businesses.

Set in a superb landscaped environment with carefully planned car parking facilities and access, The Hall is the perfect setting for any business that is looking for quality, high-impact offices.

The Hall is ideally located within easy walking distance of the fantastic business, transport and leisure facilities offered by the unique market town of Beverley.

Currently the hall has been adapted for use as superior quality offices for a high profile organisation, having previously been the headquarters of East Riding of Yorkshire Council.

However whilst ideal as an office headquarters the building also offers an exciting opportunity for specialist leisure or restaurant facilities, or even a boutique hotel and spa (subject to planning).



Historic grand designs

Originally built in the early 18th Century by the Warton family, the residence was subsequently acquired by Sir James Pennyman who spared no expense in remodelling and extending the house. Numerous attractive and, in many cases, rare features provide a timeless testimony to his exquisite taste.

The welcoming hall and staircase, two grand reception rooms, the stucco wall panelling and Adamesque doors, door and window cases still combine to create the atmosphere of the period.



Some of The Hall's finest architectural and decorative treasures however, can be found in the drawing room. Here the splendid stucco ceiling, created by the great John Carr of York is in sharp contrast to the stunning, hand-painted Chinese wallpaper below.

The wallpaper is a fine example of the papers imported by the Walker family who occupied The Hall from 1802 to 1925. Little touches throughout The Hall maintain the truly prestigious character, and historic significance of the property.

Schedule of Availability

(subject to contract)

Ground Floor

Suite	Area	Rent	
Chinese Room Room A003	646 sq ft	£13,000 p.a.	2 parking spaces
Music Room Room A004	698 sq ft	£19,500 p.a.	2 parking spaces

1. The rent quoted is on fully inclusive basis and includes heating, lighting, service charge and buildings insurance.
2. Leases will be available on an internal repairing basis for a minimum period of 12 months and will be excluded from the landlord and tenant act 1954 insofar as it relates to security of tenure.
3. Suite 3 is known as the Chinese room. Additional checks will be required regarding the tenant covenant and there will be a strict repairing covenant within the lease.

An ideal location for business



The Hall is located in the bustling market town of Beverley, a unique town with a rich heritage and a modern, vibrant culture.

Property in the town is highly sought-after, both residential and commercial, and Beverley is widely hailed as a very desirable place to live, and work.

The Hall's location, within easy walking distance of the town centre, means employees and clients can benefit from the wide range of quality amenities on offer. The property is easily accessible from a number of main transport routes through East Yorkshire.



- Hull – 10 miles
- York – 30 miles
- Humber Bridge – 9 miles
- Humberside Airport – 22 miles
- Grimsby – 33 miles
- Scunthorpe – 26 miles
- Leeds – 55 miles
- Sheffield – 62 miles

Accommodation

The Hall is arranged over three floors, and currently provides a range of general and private office accommodation.

Originally designed as a period house, the property has been adapted over the years to provide quality office space, and as such has been used extensively by high profile organisations such as East Riding of Yorkshire Council.

Space available

Measured on a gross internal area basis, the building provides the following approximate space:

- Ground Floor :- 355.16 Sq.m (3,823 Sq.ft)
- First and Second Floor :- 466.82 Sq.m (5,025 Sq.ft)
- Total Gross Floor Area :- 822 Sq.m (8,848 Sq.ft)

Terms

The property is available to rent or the owners may sell. Full details available from the agents.

Extensive on-site car parking within heavily landscaped surroundings and a high level of security create a highly desirable location for business, leisure and tourism.

Whilst ideal for continued office use, and perfect for a corporate headquarters, The Hall lends itself to a wide range of alternative uses, providing a unique opportunity for your business.

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