

Unit B Keystore Park,  
Weel Road Cottages, Tickton, HU17 9RY

# TO LET

Self Contained Offices

Providing 64.0 sq m (688 sq ft)

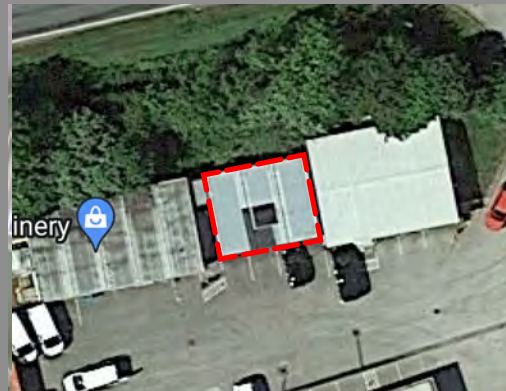
Part of a multi-occupied  
business park

In close proximity to Beverley  
approx. 10 miles north of Hull

Guide Rent £5,500 p.a.exc.

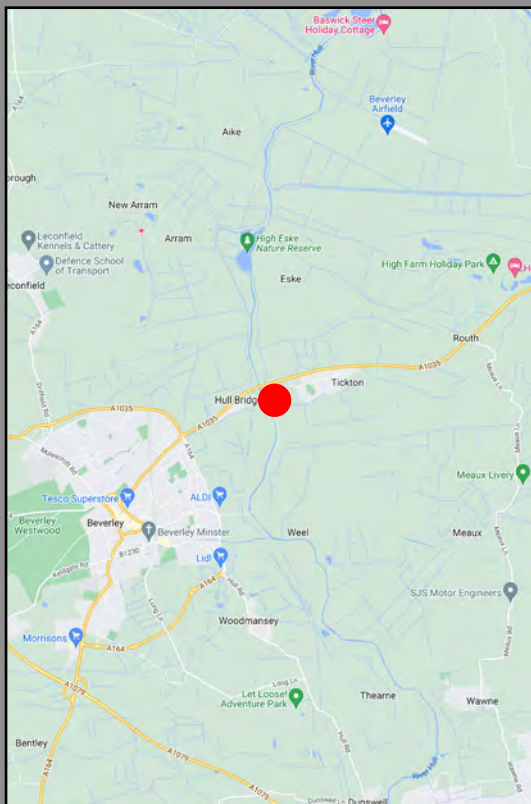


**Scotts**  
01482 325634



Unit B Keystore Park,  
Weel Road Cottages, Tickton, HU17 9RY

TO LET



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

## LOCATION

The premises are located approximately 2 miles east of Beverley, East Yorkshire, occupying a position to the south of the A1035 with primary site access via Weel Road, at the junction of Tickton village. The immediate area is predominantly agricultural with pockets of industrial accommodation in the vicinity.

Beverley is located approximately 10 miles north of Hull, accessed by both the A1079 and A1174. Beverley is accessed from the south via the A1079, a route which continues further west and links with the city of York. The A164 to the south-west provides links with the A63 and the Humber Bridge.

## DESCRIPTION / ACCOMMODATION

The subject property is located on a multi-occupied business park.

Self Contained Offices 64.0 sq m (688 sq ft)

## BUSINESS RATES

The property is described as 'Workshop & Premises' with a Rateable Value of £3,800 (2023 Rating List) - source: VOA Website. An occupier may benefit from small business rates relief, subject to tenant status.

## RENT

£5,500 per annum exclusive on a Full Repairing and Insuring lease.

**ENERGY PERFORMANCE RATING: C (64)**

## 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](mailto:tim@scotts-property.co.uk) 07801 515165

**Offices:** Hull 66 - 68 Humber Street, HU1 1TU Scunthorpe Sovereign House, Arkwright Way, DN16 1AL Grimsby 12 Town Hall Street, DN31 1HN **CS.6829**

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.