



**The Hall, Lairgate, Beverley,
East Yorkshire, HU17 8HN**
Offices To Let



Location

Beverley is a prosperous and expanding market town located in the heart of the East Riding of Yorkshire and being the administrative centre of the region's Council.

The town is a thriving shopping and tourist centre, which has seen considerable growth in the past 10 years.

Road communication links are excellent, with easy access to Hull, York, Leeds and Scarborough. The town has its own railway station.



Description

The Hall is situated on Lairgate in the heart of the town centre, within easy walking distance of all the superb shopping, business and leisure amenities.

In all, The Hall office complex extends to over 25,000 sq ft of high quality refurbished office space, arranged around the original Grade 1 Listed Hall, built in the early 18th Century.

Each of the suites has a considerable advantage of dedicated car parking spaces on the site.

The offices are suitable for a wide variety of business and professional users, including solicitors, accountants, architects, marketing firms, computer groups and many more.

Summary

- Range of office suites available
- Located in the heart of this major office complex within Beverley town centre
- Within easy walking distance of railway station and main shopping and business facilities
- Extensive landscaped environment with private car parking spaces provided
- Immediate availability

Accommodation

The accommodation measured on a net internal area basis briefly comprises:

	Sq m	Sq ft	Rent
Ground Floor			
Music Room	64.84	698	£15,000 pa

Car parking – On site car parking is available

Terms

The offices are available to rent on the following terms and conditions.

Lease Term

The offices are available on a fully inclusive rental with flexible terms available.

Service Charge

Included within the rental.

Business Rates

The Tenant will be responsible for the payment of rates

VAT

We are advised that the property is registered for VAT, and therefore VAT will be charged on all payments made to the landlord in the usual way.

EPC

A copy of the Certificate and Recommendation Report is available on request.

D 97

Contacts

Ben Cooper

01482 626912 | 07702 671380
ben.cooper@pph-commercial.co.uk



Jordan Stokes

01482 626906 | 07706 353609
Jordan.stokes@pph-commercial.co.uk



Date: **June 2023** File Ref: **7623**



First Floor Pavilion House, Hesslewood Office Park
Ferriby Road, Hessle, HU13 0LG
01482 648888 pph-commercial.co.uk

PROPERTY MISREPRESENTATION, MISDESCRIPTION & FINANCIAL SERVICES ACTS

PPH Commercial Limited for themselves and for their clients of this property, give notice that: (i) these particulars are a general outline only and do not constitute the whole or any part of an offer or contract; (ii) PPH Commercial Limited cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use or other details contained herein. Prospective purchasers or tenants must satisfy themselves as to their accuracy; (iii) no employee of PPH Commercial Limited has any authority to make or give any representation or warranty or enter into any contract in relation to the property; (iv) rents or prices quoted in these particulars may be subject to VAT in addition.

