

# TO LET



## Workshop & Business Units



Units 1, 2 & 4 Windsor Court Hampden Road Pocklington  
Industrial Estate Y042 1NR

- 3 Units Available
- 915sqft, 5,700sq ft & 2,600 sq ft
- On site car parking and servicing



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Commercial Property Consultants

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# Windsor Court Units 1, 2 & 4

## Hampden Road Pocklington YO42 1NR



### Location

Situated on Pocklington Industrial Estate off Halifax Way in an established industrial/commercial location.

### Description

Refurbished buildings providing workshop/storage/business units with roller shutter doors, wc and staff accommodation to the larger units.

### Lease Terms

To be let on a full repairing and insuring basis. The length of the lease is subject to discussions.

### Rent

Price on application. Rental bonds will be required.

### Service Charge

There will be an annual charge to cover the cost of maintaining the common areas of the estate.

**Usual AML info will be required from tenants.**

### Accommodation (GIA)

Unit 1 915 sq ft

Unit 2 works 4,230 sq ft  
offices/staff 1,470 sq ft

#### Unit 4

ground 2,500 sq ft

mezz store 402 sq ft

### Business Rates Rateable Values

Subject to reassessment & small business rates relief.

Unit 1 £6,277

Unit 2 £23,070

Unit 4 £18,750

### EPC

To be provided on request.

### Further Information please

#### Contact:

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**SUBJECT TO CONTRACT**

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