

FOR SALE/TO LET

NEW TRADE COUNTER/WAREHOUSE UNITS

Units available from 3,160 sq. ft (294 sq. m) up to 19,800 sq. ft (1,840 sq. m)

UNITS 1-7 MANOR COURT

Broadhelm Business Park, Pocklington
YO42 1AE

AVAILABLE Q4 2022



York - 15 miles/30 minutes

Beverley - 19.2 miles/29 minutes

Selby - 19.5 miles/34 minutes

Hull - 30 miles/50 minutes

Leeds - 40 miles/1 hour



DESCRIPTION

Manor Court forms part of Broadhelm Business Park, which provides a mix of food retail, trade counter and industrial/warehouse premises.

Following on from the success of Phase 1, which included pre-lets to Howdens and Home-Fit as well as selling all 8 units at Helmsley Court off-plan, Manor Court is the next phase of the park.

Manor Court will provide 7 new trade counter/warehouse units, which will benefit from the following specification:

- Established and Highly Popular Retail/Trade Counter Destination
- Eaves Height of 6 Meters
- Generous Yard and Loading Provisions
- 1 Electric Roller Shutter Loading Door Per Unit
- Floor Loading of 30 kN Per Sq. m
- Generous Car Parking Provisions
- 30 kVA Power Supply Per Unit

ACCOMMODATION

Unit	Sq. ft	Sq. m
Unit 1	4,000	372
Unit 2	3,160	294
Unit 3	3,160	294
Unit 4	3,160	294
Unit 5	3,160	294
Unit 6	3,160	294
Unit 7	4,500	418
Total	24,300	2,260

TERMS

The premises are available on both a leasehold and freehold basis. Rents and prices on application.

VAT

Any reference to price, premium or rent are deemed to be exclusive of VAT.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the preparation and completion of the legal documentation.

IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1991

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VIEWING/FURTHER INFORMATION

Please contact the appointed joint agents.

Paul Mack/Jonathan Jacob



Nick Procter

