

To Let

Pinfold House
Pinfold Lane
Bridlington YO16 7AF



Warehouse/Distribution Unit circa
21,000 sq ft

- Extensive surfaced yard area
- Potential to split units
- Office & Staff Accommodation
- Good Car Parking



Commercial Property Consultants
01759 301114 procters.net

Prospect House
4a George Street
Pocklington
YO42 2DF

LOCATION

Pinfold Lane, to the North of Bridlington centre is a mixed industrial and residential area.

DESCRIPTION

The property comprises a single storey portal framed warehouse unit with 4 bays, The layout does allow for the unit to be split to suit a variety of space requirements.

There is an extensive surfaced yard area which may allow for further container or open storage.

ACCOMMODATION (gross internal area)

Main Warehouse (including offices) 14,559 sq ft

Rear Warehouse (connected) 5,212 sq ft

Rear Flat Roofed Building with stores & staff areas 1,291 sq ft

Total 21,063 sq ft

BUSINESS RATES

Rateable Value £40,500

Rates payable at 49.9pence in the £ is £20,209.50.

TERMS

The property is available to let as a whole or split with a minimum size in the region of 2,500 sq ft subject to business requirements.

Lease terms are flexible with the landlord looking for an ideal minimum term of 3 years.

RENT

Rents are available on application.

A rental bond will be required subject to tenant status.

EPC

The property has a D rating expiring in 2035

LEGAL COSTS

Each party will be responsible for their own costs incurred in any transaction. The landlord may require a legal costs deposit on instructing solicitors.

SERVICES

We understand that all usual mains services are available and connected.

ANTI MONEY LAUNDERING

Tenants will be required to provide the usual necessary information for AML purposes.

FURTHER INFORMATION

Viewing is strictly by appointment.

For further information and to arrange a viewing please contact :

Nick Procter

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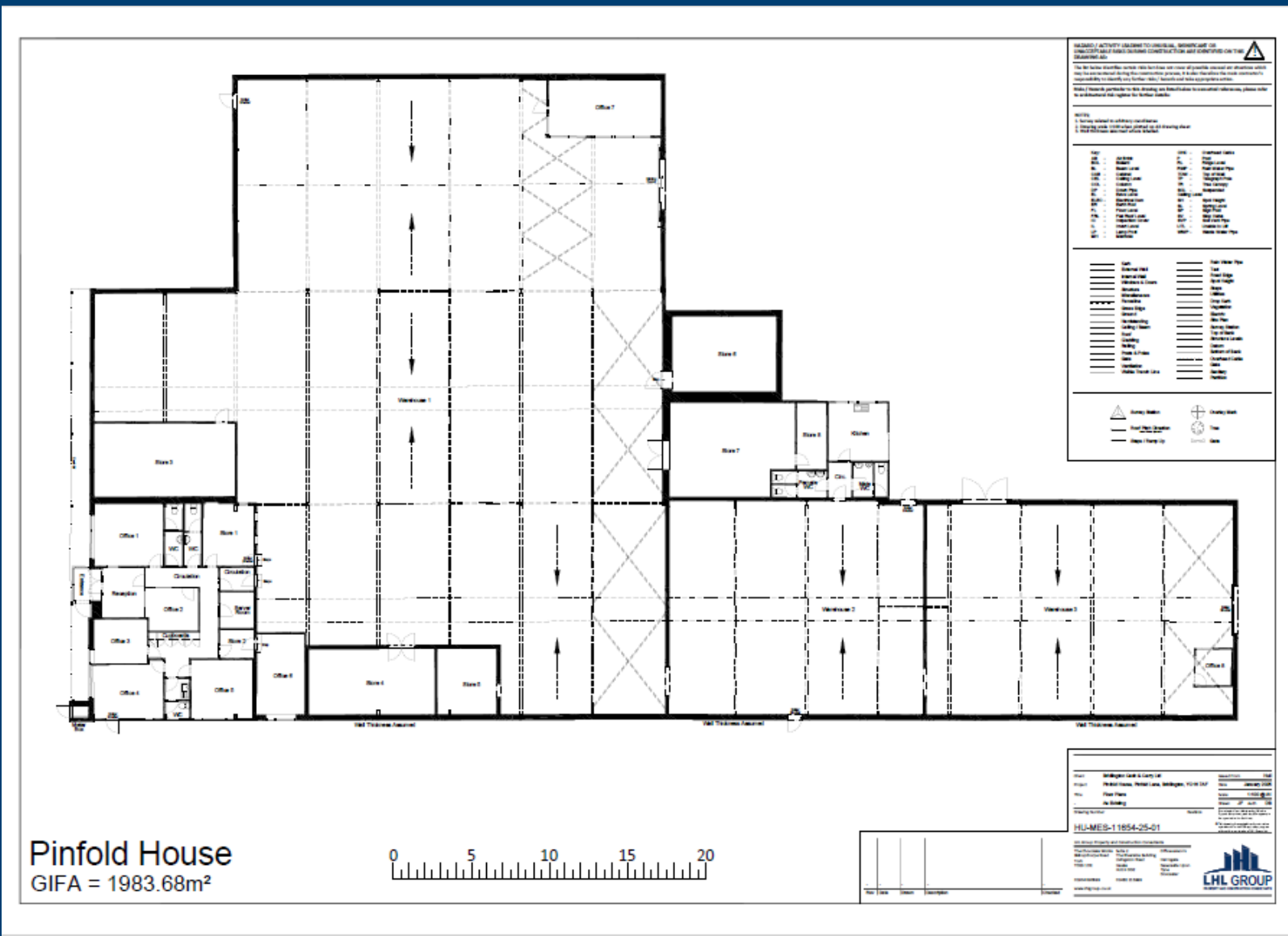
SUBJECT TO CONTRACT



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Extent of Site



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