

TO LET

Unit 2 Helmsley Court, Broadhelm Business Park
Pocklington YO42 1AE



- 1,500 sq ft (139.40 sq m)
- 4 car spaces allocated
- 3 Phase Power Supply



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procters.net

Commercial Property Consultants

Location

Adjacent to the A1079 York to Hull Road close to Pocklington town centre and 12 miles to the east of the A64 dual carriageway.

Description

The property comprises a portal framed workshop/distribution unit within a terrace of similar units built around 2018 having a lobby, kitchen and wc.

The unit is approx. 1,500 sq ft (139.40 sq m) at ground floor. Externally the unit has the benefit of 4 car spaces .

Lease Terms

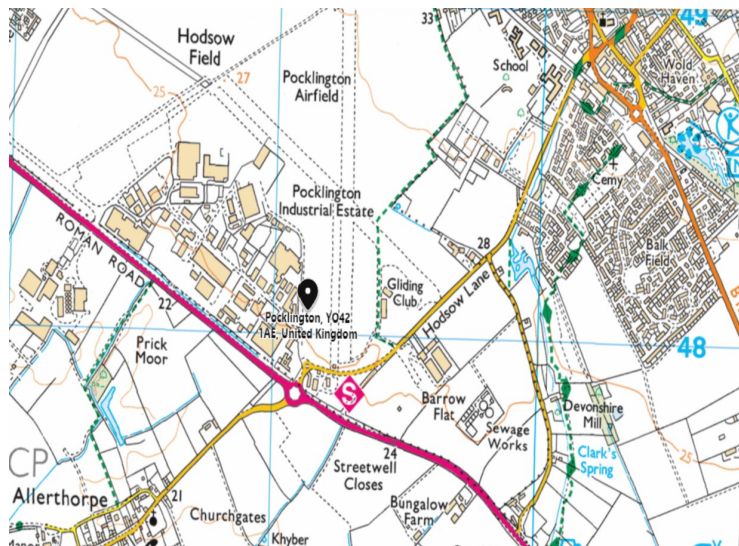
The unit is to be let on a full repairing and insuring basis. The length of the lease is subject to discussions.

Planning

The unit has an E business use consent.

Rent

£18,000 per annum plus VAT. Payable quarterly in advance.



Service Charge

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

Business Rates

Rateable value £14,500.

Rates payable £6,264 at 43.2 p in the subject to small company business rates relief which could reduce the rates payable to £5,219.79 subject to tenant status.

EPC

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Further Information

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SUBJECT TO CONTRACT