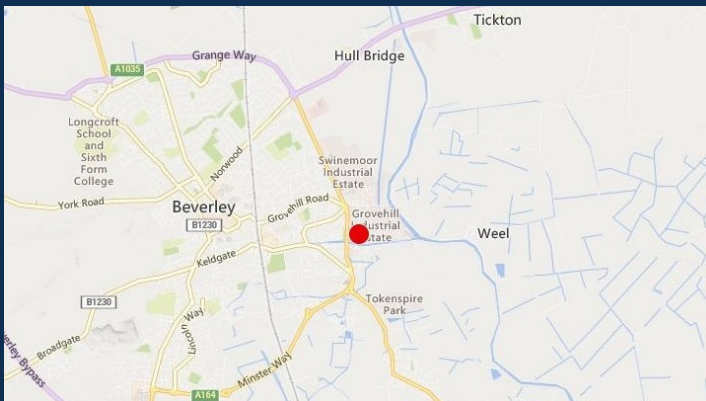


# TO LET / MAY SELL

Price - On application  
Rent - £24,500 per annum

## Property Features

- A two storey self-contained office space.
- Situated on the out-of-town business park in Beverley.
- The property is easily accessible from Grovehill Road and Hull Road.
- Extensive car parking available.



## OFFICES

BECK VIEW ROAD, GROVEHILL ROAD, BEVERLEY,  
EAST RIDING OF YORKSHIRE, HU17 0JT



**OFFICE**  
**2,125 sq.ft.** (197.41 sq.m.)



### Enquiries

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## Location

Beverley is a Market Town in the East Riding of Yorkshire, a highly desirable location. The subject premises are located on an established industrial estate. The property sits within a highly visible position on Beck View Road opposite the junction to Annie Reed Road. The property benefits from good local road links to Hull, York and the M62 motorway network.

## Description

The two storey property is of brick construction and boasts the following: gas central heating, PVC windows/double glazing, suspended ceilings, door entry/intercom system for each of the individual offices, alarm system and space for approximately 12 car parking spaces.

The ground floor consists both male and female WC facilities, kitchen and entry way foyer and 3 office rooms with the first floor consisting of a shower/WC room, store room and 6 individual locking offices.

## Accommodation

	sq.ft.	sq.m.
Ground Floor	1,050	97.54
First Floor	1,075	99.87

## Service Charge

We understand there is no service charge payable for the property.

## EPC Rating

A copy of the EPC certificate is available upon request.

## Services

We believe the premises are connected to mains drainage, electricity, gas and water. Interested parties should make their own independent enquiries.

## Business Rates - 2023/24

RATEABLE VALUE	RATES PAYABLE
£14,750	

## Terms

We are looking to seek £24,500 per annum exclusive on a new fully repairing and insuring lease.

The freehold is available subject to negotiation, price on application.



01482 564564

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