

FOR SALE/TO LET

NEW TRADE COUNTER/WAREHOUSE UNITS

Units available from 3,000 sq. ft (279 sq. m) up to 12,000 sq. ft (1,116 sq. m)

UNITS 1-7 MANOR COURT

Broadhelm Business Park, Pocklington
YO42 1AE

AVAILABLE Q4 2022



Phase 3

Manor Court

Helmsley Court - Sold

Lincoln Rd

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. m	Sq. ft
Unit 1	Under Offer	
Unit 2	Under Offer	
Unit 3	279	3,000
Unit 4	279	3,000
Unit 5	279	3,000
Unit 6	279	3,000
Unit 7	418	4,500
Total	2,260	24,300

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

Gent Visick and Procters on their behalf and for the sellers or lessors of this property whose agents they are, give notice that: (i) The Particulars are set out as a general out line only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person employed by Gent Visick or Procters has any authority to make or give any representation or warranty in relation to this property. Unless otherwise stated prices and rents quoted are exclusive of VAT. The date of this publication is February 2022.

VIEWING/FURTHER INFORMATION

Please contact the appointed joint agents.

Paul Mack/Jonathan Jacob



Nick Procter

