



PROPERTY CONSULTANTS

TO LET

Unit 4B Tokenspire Business Park
Hull Road
Beverley
East Riding Of Yorkshire
HU17 0TB



Industrial Unit

3,509 Sq Ft (325.99 Sq M)

- Industrial unit located on popular business park
- Excellent transport links with easy access to Hull, York and A63 / M62 linking to the wider motorway network
- Suitable for a variety of industrial use
- Generous external areas for circulation, loading and deliveries
- Immediate availability



Location

Tokenspire Business Park is situated in the historic town of Beverley. The site is located approximately 10 miles north of Kingston upon Hull. The Park provides an excellent blend of businesses with trade counters, warehousing and light manufacturing. The Park is situated on the A1174 which is the main arterial road linking to Hull via the A1079. The site is well located for easy access to the A164 which links to the A63 and wider motorway network.

The location is ideally suited to draw on a labour resource from both Beverley and surrounding rural areas as well as the residential suburbs of North Hull. Tokenspire Park is a fully enclosed site of approximately 9.7 Ha. (24 acres).

Description

Front terrace industrial unit, situated at Tokenspire Business Park. The unit benefits from a 3 phase electric supply and a ground level roller shutter door to the front elevation.

The unit benefits from a small ancillary office and WC facilities to the rear of the unit.

Good level of customer parking to the front of the unit.

Accommodation

Accommodation	Sq. m	Sq. ft
Warehouse	325.99	3,509



EPC

A copy of the EPC certificates and reports are available upon request.

Legal Costs

Each party is to be responsible for their own legal costs incurred in connection with the completion of the transaction.

Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

Rent on application.

There is a service charge payable as a contributions towards repairs and maintenance of the common estate areas. Details upon request.

Viewings

For further information or to arrange a viewing please contact;

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