

TO LET

Ground Floor Office Accommodation

1,287 sq.ft. (119.56 sq.m.)



- **Secure on-site parking with electric security gate**
 - **Open plan ground floor office**
 - **Local amenities close by**

LOCATION

The property is located off Old Bridge Road on Southgate Court, Hornsea. The property has good access to local amenities with Tesco Superstore nearby. The surrounding area is built up with a mix of residential, commercial and light industrial properties. Hornsea is a seaside town on the East coast of Yorkshire, Hull is located 20 miles away.

DESCRIPTION

The property comprises a ground floor open plan office, benefiting from a mix of open plan and glass partitioned offices with suspended ceilings, kitchenette and w/c facilities. There are double glazed windows and gas central heating throughout.

Units 3&4 also benefit from good parking provisions within a secure site.

ACCOMMODATION

The following office space is available for immediate occupation: -

	Sq.ft.	Sq.m.
Unit 3	749	69.58
Unit 4	538	49.98

RATES

Each available suite within has been assessed for business rates purposes with the following rateable value of £6,600

Subject to satisfying the usual criteria, the occupier of each suite should qualify for Small Business Rates Relief. Further clarification available upon request.

EPC

The property has an EPC rating of C

TERMS

The suites are available by way of a new effective full repairing & insuring lease for a term to be negotiated and agreed at an annual rent of £9,000 per annum plus VAT.

Service Charge £2,800 per annum plus VAT

FURTHER INFORMATION / VIEWING

For any further information or to arrange a viewing please contact the letting agents:-

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(REF: FD)
Details prepared April 2024

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