



penrose
commercial

For Sale

840.1 sq m (9,043 sq ft)

34 Springfield Way
Anlaby, HU10 6RJ

INDUSTRIAL



- Large former engineering workshop
- Highly visible location
- Close proximity to Anlaby Retail Park
- Nearby occupiers include Autologic, MKM, M&S, Next, Costa, Morrisons, Screwfix & Asda

Location

Anlaby is one of West Hull's most popular villages which now forms a suburb directly connected to Hull. It is located approximately 4 miles west of Hull city centre and 9 miles south of Beverley. The parish has a population of around 10,000.

Springfield Way forms one of the main arterial routes through Anlaby, carrying significant volumes of traffic throughout the day. The property is located in close proximity to MKM and Anlaby Retail Park, where occupiers include Marks & Spencer, Costa, Asda Living, Next, Morrisons & Screwfix

Description

The property comprises a former engineering workshop with ancillary office accommodation. Immediately to the front of the property is a concrete yard. There is additional storage space to the rear of the property.

Accommodation

The accommodation briefly comprises (all areas and dimensions approximate):

	Sq m	Sq ft
Ground Floor		
Workshop & Offices	762.8	8,211
Mezzanine		
Storage & Staff Room	77.3	832
TOTAL	840.1	9,043

Rates

Internet enquiries with the Local Authority reveal that the property has a rateable value of £43,250 effective from 1 April 2026. Interested parties are advised to confirm the accuracy of the above figure by contacting the Local Authority directly and also to ascertain whether transitional relief is applicable to the property, or if the rateable value is under appeal.

Tenure
Freehold

Proposal
Offers in excess of £450,000

VAT
VAT will be applicable to the purchase price

Anti-Money Laundering
In accordance with Anti-Money Laundering Regulations, the purchaser will be required to confirm the source of funding and provide two forms of ID.

EPC
A copy of the Certificate and Recommendations Report is available on request.
Rating:

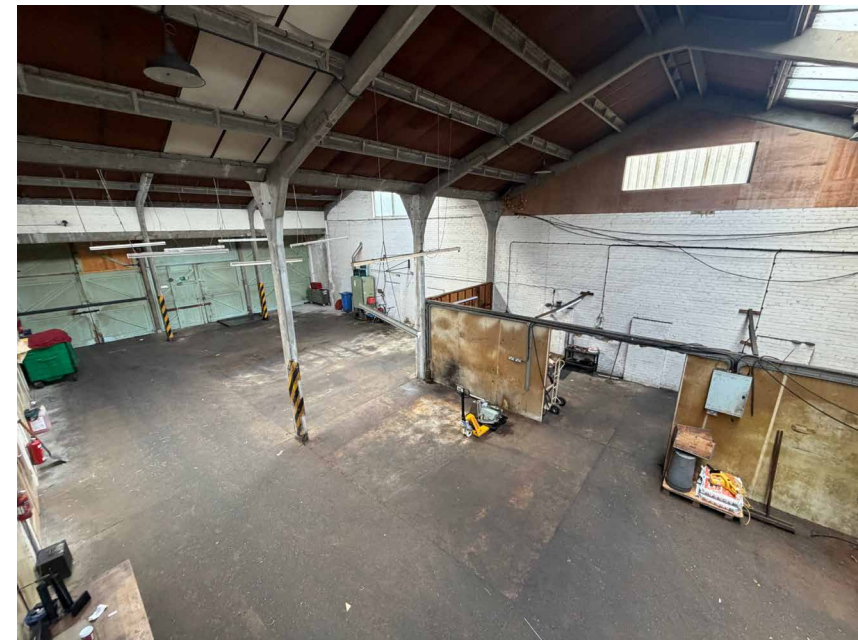
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Viewings and Further Information

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Oct 2026



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 **RICS**
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PROPERTY MISREPRESENTATION, MISDESCRIPTION & FINANCIAL SERVICES ACT

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