



**To Let**

164.28 sq m (1,769 sq ft)

Unit A2, Grovehill Industrial Estate  
Annie Reed Road, Beverley, HU17 0LF

**INDUSTRIAL  
UNIT**

- Industrial Unit
- Part of a well-established industrial estate
- Parking included
- Strategic location

### Location

Grovehill Industrial Estate is one of Beverley's principal employment and industrial locations. The estate lies approximately 1.7 miles east of Beverley town centre and benefits from excellent connectivity via the A1174 Beverley Southern Relief Road, providing convenient access to Hull, York, the East Coast ports and the wider motorway network. The estate is a well-established commercial hub occupied by a mix of manufacturing, trade counter, warehousing and service-sector businesses.

### Description

The property comprises a purpose-built industrial unit within a popular and established industrial estate. The unit benefits from steel portal frame construction with part profile-clad elevations of minimum eaves height 4.79m and is suitable for a range of industrial, manufacturing, trade counter or storage uses, subject to any necessary consents. The unit comprises of an open workshop, office, staff facilities, and includes dedicated parking and shared service yard facilities.

The surrounding estate offers a strong commercial environment with good vehicle circulation, loading facilities and access for HGVs, making it attractive for occupiers requiring practical industrial accommodation in a strategic East Yorkshire location.

### Accommodation

The property comprises the following accommodation. All measurements are approximate and in line with current RICS regulations:

<b>TOTAL</b>	<b>164.28 sq m</b>	<b>1,769 sq ft</b>
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### Terms

The property is available on a new lease on the following terms.

### Rent

£12,500 per annum exclusive of rates, VAT and all other outgoings, payable quarterly in advance.

### Lease Term

3 years or longer by negotiation.

### Repairs and Insurance

The Tenant will be responsible for all repairs and decorations to the demised premises, and for reimbursing the insurance premium on the building.

### Service Charge

A service charge will be payable for the maintenance of the common parts on the Estate. Further details are available on request.

### VAT

All payments under the lease will be subject to VAT.

### Business Rates

The Tenant will be responsible for the payment of rates. Internet enquiries reveal the unit has a current rateable value of £TBC. Interested parties are advised to confirm the accuracy of the above figure by contacting the Local Authority directly and to ascertain whether transitional relief is still available on the property, or if the rateable value is under appeal.

### EPC

D - 92

### Contacts

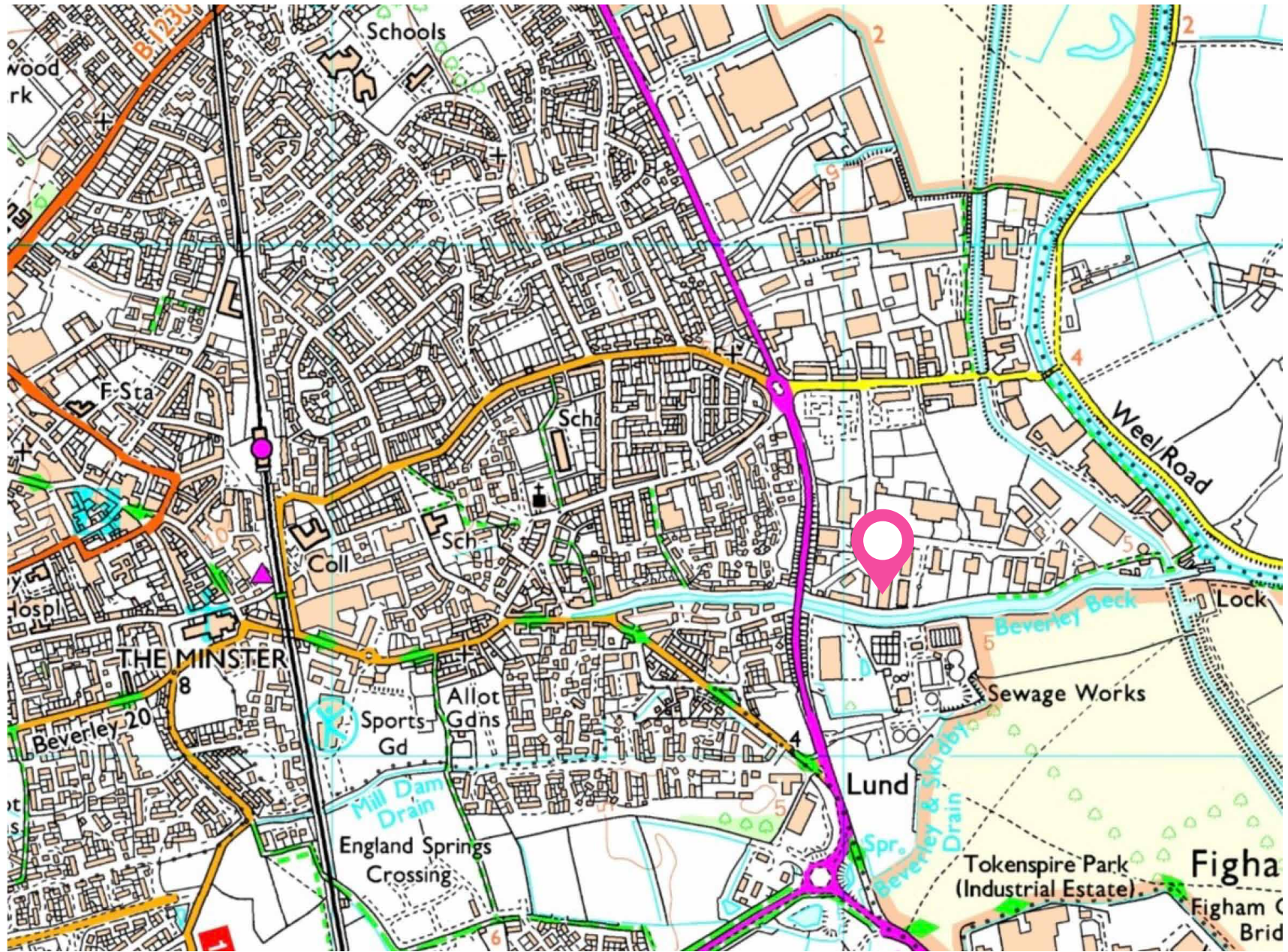
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