

INDUSTRIAL

DRIFFIELD BUSINESS PARK, DRIFFIELD, EAST YORKSHIRE



- § Multi functional industrial space from 47,108 sq ft to 190,782 sq ft approx
- § Excellent road accessibility
- § Eaves height of 11m approx
- § Total site area of some 16 acres
- § Offered on short, medium or long term leases
- § Available for immediate occupation

TO LET – FROM £1.50 PER SQ FT

DRIFFIELD BUSINESS PARK, DRIFFIELD

DRIFFIELD

The market town of Driffield is situated in the heart of the county of East Riding of Yorkshire, on the edge of the Yorkshire Wolds.

The town is situated some 9 miles from Beverley, 24 miles from Hull, 27 miles from York and 14 miles from Bridlington.

The town supports an extensive surrounding agricultural industry, but also includes a variety of manufacturing and service industries, most of which are located just off the A614, which effectively acts as a ring road around the town.

LOCATION

Driffield Business Park is located on the north side of the A614 approximately 1¼ miles from the centre of Driffield.

The A614 provides excellent road links to the site and leads to Scarborough in the east and connects to junction 37 of the M62 in the west.

Driffield Business Park extends to approximately 16 acres and comprises of 4 substantial former aircraft hangars providing a total of some 190,782 sq ft (17,723.75 sq m). Previously used for military purposes the building has also been used for bulky good storage, including machinery and grain. Bund walls are constructed to certain of the hangars.

Whilst ideal for storage use, the premises would also be suitable for a wide variety of manufacturing and service related industries, as well as exhibition purposes, trade centres or similar uses subject to any necessary planning consents.

Externally, the units have the benefit of extensive yard and service areas which will be allocated with the individual units if let separately, or demised as a whole if let as one complex.



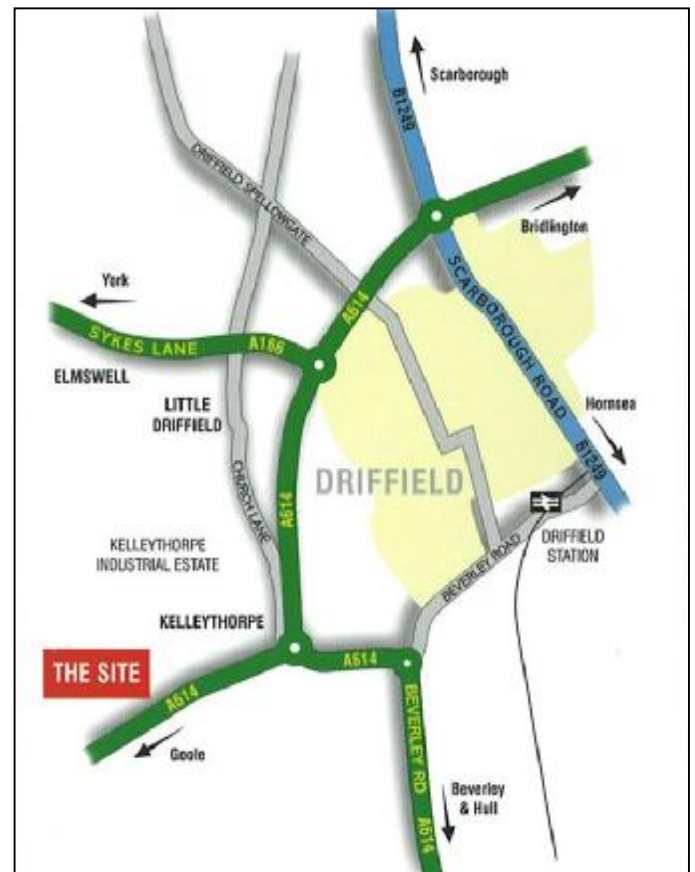
DESCRIPTION

The four units comprise individual former TC hangars constructed of reinforced concrete, with substantial concrete floor slabs around the steel frame, with brick/block work walls and a shallow pitched roof, on lattice trusses with an eaves height of approximately 11m.

The units are accessed primarily by way of sliding doors in both elevations but one unit has the roller shutter door fitted.

Unit 4 has the benefit of existing staff and office accommodation and these can easily be recreated in the other 3 units, as they are presently sealed off.

The overall site is fully fenced with access from the A614 and the units will be fenced to create separate yards if let as individual buildings.



ACCOMMODATION

The accommodation measured on a gross internal area basis briefly comprises.

Hangar 1

Ground Floor

Warehouse 4,401.8 sq m (47,384 sq ft)
Offices – closed off

Hangar 2

Ground Floor

Warehouse 4,376.38 sq m (47,108 sq ft)
Ancillary offices – closed off

Hangar 3

Ground Floor

Warehouse 4,420.17 sq m (47,579 sq ft)

Ancillary offices – sealed off

Hangar 4

Ground Floor

Warehouse 4,406.6 sq m (47,434 sq ft)

Ancillary offices – 118.82 sq m (1,279 sq ft)

Total Gross Floor Area 17,723.75 sq m (190,782 sq ft)

If the ancillary offices are opened up into unit 1, 2 & 3 each will create approximately 1300 sq ft each.



TERMS

The units are offered to lease on the following terms and conditions.

Rent

The commencing rentals will be from £1.50 per sq ft per annum, exclusive of rates, VAT and all other outgoings, payable quarterly in advance by Bankers Order.

Lease Term

Short, medium or long term leases are available.

Repairs

The Tenant will be responsible for all repairs and decorations to the demised premises, together with the reimbursement of the property insurance premium applicable thereto.

Rates

The Tenant will be responsible for the payment of rates. The units will require reassessing for rating purposes, as they were previously exempt as Crown property.

Service Charge

The Tenant will be responsible for the payment of a fair proportion of the landlord's expenses incurred in respect of the future maintenance of the shared access road, servicing the yard areas, security of the complex and management of the site. Details of the service charge are available from the agent.

VAT

The property is registered for VAT purposes and this will be charged on all payments made to the Landlord.

Legal Costs

The incoming Tenant will be responsible for the payment of the Landlord's reasonable legal costs incurred in this transaction and any Stamp Duty payable thereon.

VIEWING AND FURTHER INFORMATION

Strictly by prior arranged appointment only through the sole agents. No direct unaccompanied viewings are permitted.

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IMPORTANT NOTICE

These particulars do not constitute an offer or contract of sale. Any prospective purchasers or tenants should satisfy themselves by an inspection of the property. We have not been able to test any of the building service installations and recommend that prospective purchasers/tenants arrange for a qualified person to check them before entering into any commitment. Measurements and areas are approximate.