

**SKERNE PARK, SKERNE ROAD, DRIFFIELD,
EAST YORKSHIRE YO25 6RT**
INDUSTRIAL FOR SALE

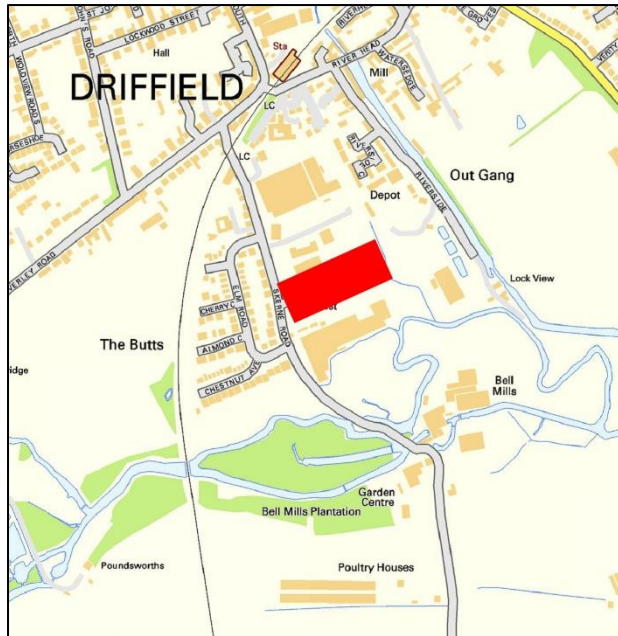


pph-commercial.co.uk



LOCATION

The site is situated on the east side of Skerne Road, approximately 200 yards south of the junction with Beverley Road in the market town of Driffield.



DESCRIPTION

Skerne Park extends to approximately 5.5 acres (2.23 hectares) and is in the process of being developed as a new business park location. Existing occupiers include W E Naylor & Son Builders on Plot 1 and Westwood Dental Laboratories on Plot 3. The site is zoned for employment use and such would be of interest to office (B1) and industrial (B1 & B8) occupiers.

A fully serviced estate road provides access into the site. Occupiers will have the benefit of mains electricity, water and drainage.

Design and build opportunities are available on office and industrial buildings, on either a freehold or leasehold basis. Consideration will also be given to straight land sales. Further details are available from the sole agents.

SUMMARY

- Suitable for office and industrial use
- Design and build opportunities available
- Land sales considered
- All plots are fully serviced with electricity, mains water and drainage
- Site is zoned for employment uses
- Plots of 0.6 and 1.06 acres available
- Further details available from the sole agents

PRICE

Price is available upon application to the sole agents.

VAT

The site is VAT registered.

SERVICES

Mains electricity, water and surface drainage are all available to the site.

PLANNING

The site is zoned for industrial use, and there is an assumption in favour of B1 (office and light industrial) and B8 (warehouse and distribution uses). Further planning details are available from the sole agents.

CONTACTS



Ben Medhurst

01482 626910

07710 344603

ben.medhurst@pph-commercial.co.uk



Ben Cooper

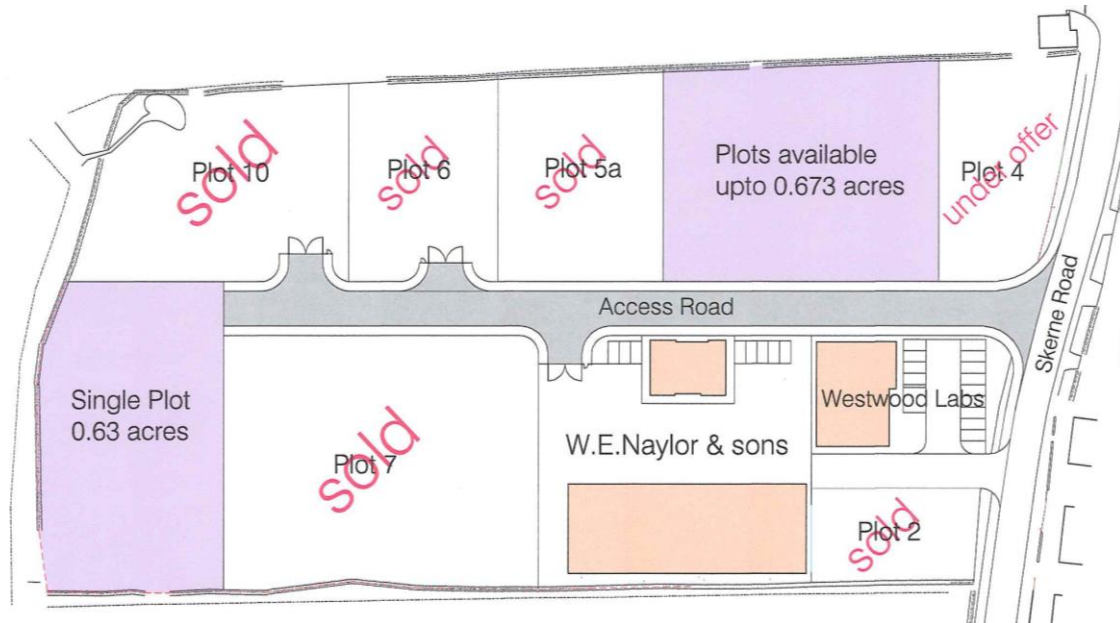
01482 626912

07702 671380

ben.cooper@pph-commercial.co.uk

Date: February 2018

File Ref: 8988HI



PROPERTY MISREPRESENTATION, MISDESCRIPTION & FINANCIAL SERVICES ACTS

PPH Commercial Limited for themselves and for their clients of this property, give notice that: (i) these particulars are a general outline only and do not constitute the whole or any part of an offer or contract; (ii) PPH Commercial Limited cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use or other details contained herein. Prospective purchasers or tenants must satisfy themselves as to their accuracy; (iii) no employee of PPH Commercial Limited has any authority to make or give any representation or warranty or enter into any contract in relation to the property; (iv) rents or prices quoted in these particulars may be subject to VAT in addition.

The Hessewood Estate
Ferryby Road
Hessle, HU13 0LG
01482 648888
pph-commercial.co.uk

