



**Skerne Park, Skerne Road, Driffield,
East Yorkshire YO25 6RT**

Industrial Unit of 10,000 sq ft & Office Building of 2,500 sq ft



Location

The building is located within Skeme Park, off Skeme Road, a 5½ acre development site located within the market town of Driffield. Road communication links to the site are good and the site is within walking distance of the town centre and railway station.



Description

The industrial building is constructed on a steel portal frame with an eaves height of 5.5 metres with brick and blockwork to approximately 2.6 metres and thereafter clad in profile insulated sheet metal. There are two sectional up and over doors which are electrically operated and the property benefits from sodium high bay lighting and a 100 KVA three phase electricity supply. The building benefits from toilet facilities, kitchen area and office.

The separate office building is constructed using traditional methods with bricks walls beneath a clay roof. The building comprises a general office/admin area and four private offices. In addition there is a kitchen area, disabled WC and a separate WC. The property benefits from comfort cooling, fluorescent strip diffuser, double glazed and is fully carpeted throughout.

Externally the site is fully fenced and enclosed with 2.1 metre paladin. The service yard is surfaced in brick sets.

Summary

- Modern industrial unit (10,000 sq ft) and offices (2,500 sq ft) on fully enclosed site.
- Superb specification
- Large service yard/car park
- Would suit numerous uses
- Available on a new lease
- Freehold maybe available

Accommodation

The accommodation measured on a Net Internal Area / Gross Internal Area basis briefly comprises:

	Sq m	Sq ft
Workshop	929	10,000
Office	232	2,500

Terms

The unit is available to let on the following terms and conditions subject to contract.

Rent

Commencing rental of £68,750 per annum, exclusive of rates, business rates and all other outgoings, payable quarterly in advance by Bankers Standing Order.

Lease Term

10 years.

Services

The buildings benefit from mains water, drainage and electricity.

Business Rates

The Tenant will be responsible for the payment of rates. Internet enquiries reveal the property has a rateable value of £32,500. Interested parties are advised to confirm the accuracy of the above figure by contacting the Local Authority directly.

For Sale

The property may be available for sale, further details are available from the sole agent.

EPC

A copy of the Certificate and Recommendation Report is available on request.

TBC

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