

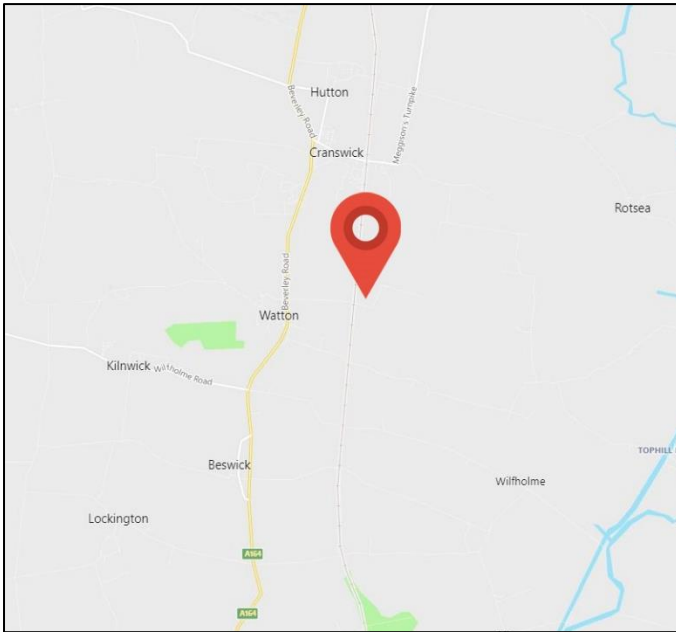


**Blue Keld Springs, Throstle Nest, Cranswick,  
Driffield, YO25 9RE**  
Industrial/ Offices To Let



## Location

The complex is situated on the former Blue Keld Springs site in Hutton Cranswick. Access to the site is via the village of Hutton Cranswick or from Watton via Church Lane.



## Description

The available premises are part of the former Blue Keld Springs site which comprises of a range of industrial/storage units with office accommodation.

The buildings are of varying ages and construction, with the newest building being constructed approximately 2 years ago.

The main warehouse area also provides a range of office accommodation which includes the usual staff facilities.

Externally, the site benefits from a large, shared service yard and ample car parking facilities.

## Summary

- Multi-functional industrial/storage units ranging from 2,934 sq ft up to 28,195 sq ft
- Vehicular access to each unit via full height roller shutter door
- Large shared service yard
- Available in range of sizes
- Office accommodation available

## Accommodation

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

	Sq m	Rent (pa)
Unit 1	2,934	£4,400
Unit 2	5,240	£9,500
Unit 3	6,461	£11,300
Unit 4	5,816	£7,400
Unit 5	4,227	£7,400
Offices	3,517	£7,000

## Terms

The property is available to let on the following terms and conditions.

## Rent

The units are available to be rented either as a whole or individual units, see above table for rental details.

## Lease Term

By negotiation

## Repairs and Insurance

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

## VAT

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

## Business Rates

The Tenant will be responsible for the payment of business rates. The premises will require reassessing for rating purposes.

## Service Charge

The Tenant will be responsible for the payment of a fair proportion of the Landlord's expenses incurred in respect of the repair/maintenance and upkeep of the common parts of the estate. Further details of the service charge are available from the Agents.

## EPC

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

TBC

## Contacts

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