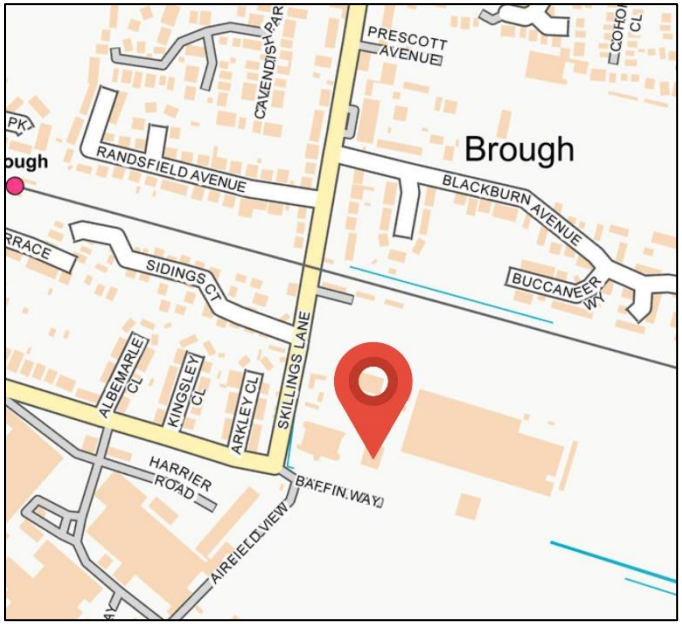
93 Humber Enterprise Park, Baffin Way, Brough, East Yorkshire, HU15 1YU

Offices To Let/ May Sell 516.82 sq m (5,563 sq ft)

Location

The site is located on Baffin Way between Humber Imports and the East Riding of Yorkshire Council Brough Business Centre.

Road communication links to the building are excellent with the opening of the new Brough relief road giving direct access to the site from the A63 and the site being only a short walk from Brough train station.



Description

The property has previously been used as a training centre but would be suitable for numerous uses subject to any necessary consents. The site is fully fenced and enclosed and externally provides a good level of dedicated car parking.

Internally the property consists of a range of training rooms with good levels of natural light and all the usual staff facilities.

There is a foul water pumping station within the site that sources two adjacent properties. Further details are available from the sole agents.

Summary

- Available immediately on a new lease
- Suitable for a variety of office or leisure uses subject to any necessary consents
- Dedicated external car parking
- Excellent access over to the new Brough relief road
- For sale at £375,000 plus VAT

Accommodation

The accommodation, measured on a gross internal area basis, briefly comprises:

	Sq m	Sq ft
Ground Floor	516.82	5,563

Terms

The property site is available either for sale or to let.

For Sale

The freehold interest is available for sale at a price of £375,000 plus VAT.

To Let

A new lease is available for £30,000 per annum exclusive of rates VAT and all other outgoings.

Lease Term

By negotiation

Business Rates

The Purchaser/Tenant will be responsible for the payment of business rates. Internet enquiries with the Local Authority reveal that the property currently attracts a rateable value from April 2023 of £13,500 (Office & Premises), which is subject to the current Uniform Business Rate in the pound.

Interested parties are advised to confirm the accuracy of the above figures by contacting the Local Authority directly.

VAT

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

EPC

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

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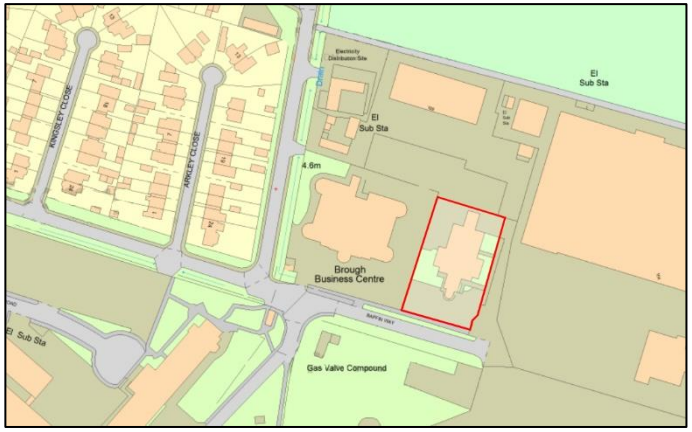

Contacts

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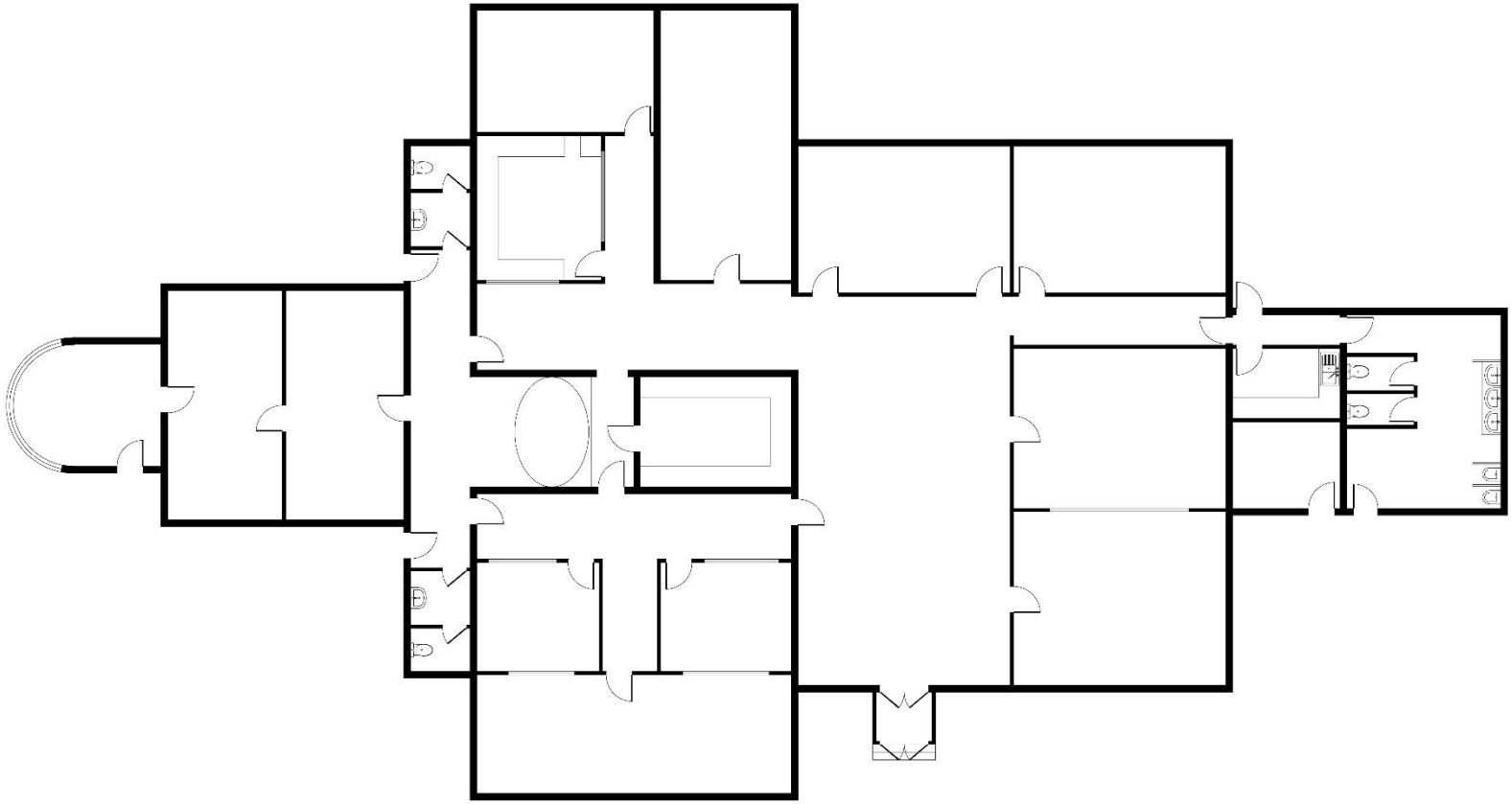
Date: **February 2023** File Ref: **15333**

Floor Plan



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