



**Suite B, Annie Reed Court, Annie Reed Road,  
Beverley, East Yorkshire, HU17 0LF**  
Office To Let with car parking



## Location

Annie Reed Court occupies a prominent position on the south side of Annie Reed Road, approximately one mile from the heart of Beverley town centre.

This location enables occupiers to take full advantage of the shopping, business, tourist and transport facilities offered within this highly popular market town and road links are excellent with easy access to the southern and northern ring roads.



## Description

The accommodation comprises a self contained two storey office building with car parking immediately opposite.

The offices are currently divided to provide private and open plan offices on two floors, with kitchen and all the usual staff facilities.

The offices are ideal for a wide variety of professional/business users seeking modern offices in an excellent location.

## Summary

- Modern office building of 1,091 sq ft
- Self-contained accommodation
- Excellent car parking
- Superb road links

## Accommodation

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

	Sq m	Sq ft
Ground Floor	41.26	444
First Floor	60.3	649
Total	101.56	1,091
Outside private car parking		

## Terms

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

## Rent

The commencing rental will be £14,183 per annum exclusive of rates, VAT and all outgoings payable quarterly in advance by standing order.

## Lease Term

By negotiation, but subject to a minimum 3 year term.

## VAT

The property is subject to VAT.

## 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 of the exterior of the property, together with landscaping, car parking, fencing and other common parts.

## Repairs and Insurance

The Tenant will be responsible for all internal repairs and decorations to the demised premises. External repairs are by the Landlord but recovered through the service charge, together with the reimbursement of the insurance premium applicable thereto.

## Business Rates

The Tenant will be responsible for the payment of rates. Internet enquiries with the local authority reveal that Suite B currently has a rateable value of £5,900. Interested parties are advised to confirm the accuracy of the above figure by contacting the Local Authority directly.

## Car Parking

The office benefits from approximately 9 dedicated parking spaces as indicated by the landlord.

## EPC

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

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## Contacts

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