



The Boat House, Albion Mills, Great Gutter Lane, Willerby, HU10 6DN

Offices To Let 67.80 sq m (729 sq ft)



Location

The Boat House forms part of the highly successful Albion Mills office complex situated on the east side of Albion Lane, Willerby, just off the A164 trunk road which provides a natural connection between the Humber Bridge and Beverley.

The office park is located adjacent to the Willerby Shopping Park and occupiers benefit from the excellent road link to the complex but also the great staff facilities which are close by, including Waitrose, Iceland Frozen Foods and B&M as well as two health clubs and several restaurants in close proximity.



Description

This particular property comprises a ground floor office suite which has previously been used as a store but is currently undergoing refurbishment to create a high-quality office suite.

Once the refurbishment is complete the offices will be DDA compliant, have comfort cooling/heating, fitted floor coverings, are to be newly decorated and will have a new glazed panel in the front elevation replacing the existing roller shutter door.

Externally, the building has the benefit of extensive on-site car parking within a heavily landscaped environment.

Summary

- High quality office space of 67.80 sq m (729 sq ft)
- Currently undergoing full conversion and refurbishment
- Comfort cooling/heating
- Located just off A164 approximately 1 mile west of the Humber Bridge
- Superb On-site car parking

Accommodation

The accommodation comprises, all areas are approximate and are measured on a Gross Internal Area basis:

	Sq m	Sq ft
Ground Floor	67.80	729

Terms

The property is available To Let on the following terms and conditions.

Rent

The property is available at a rental of £14,600 per annum, exclusive of rates, VAT and all other outgoings and payable quarterly in advance by standing order.

Lease Term

By negotiation.

VAT

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

Repairs and Insurance

The lease is to be on a full repairing and insuring basis.

Services

The building benefits from mains electricity, water and drainage supplies.

Business Rates

The Tenant will be responsible for the payment of rates. Internet enquiries with the local authority reveal the property currently has a rateable value from April 2023 of £4,550. Interested parties are advised to confirm the accuracy of the above figure by contacting the Local Authority directly.

EPC

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

TBC

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Date: **February 2023** File Ref: **15354**



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