

# INDUSTRIAL WORKSHOPS

Staddlethorpe Broad Lane,  
Gilberdyke, Brough, East Riding Of  
Yorkshire, HU15 2TD

**RENT:**

From £65,000 per  
annum

**AREA:**

17,761 SQ FT

**Property Features:**

- Industrial workshops located on popular industrial estate.
- Easy access to the M62 linking to the wider motorway network to the west with Hull and East Riding to the east.
- Suitable for a variety of industrial uses.
- Additional open storage land available by way of separate negotiations
- Business not affected due to relocation



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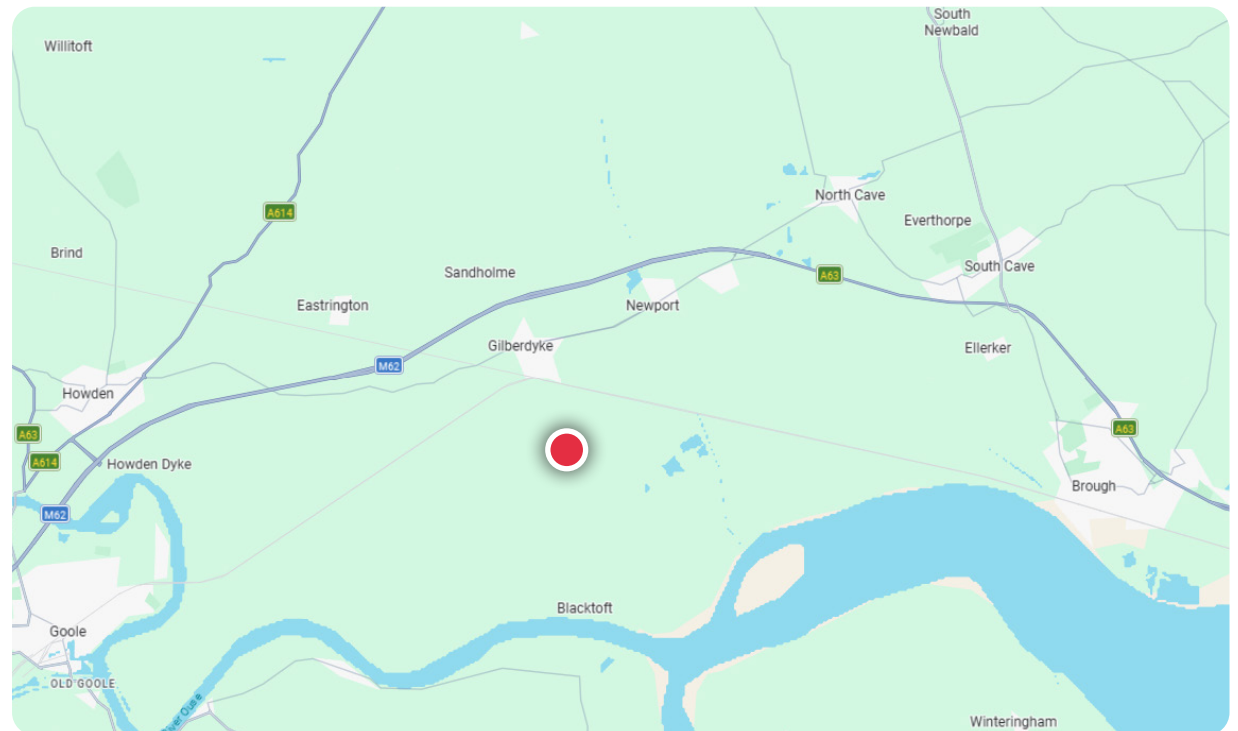
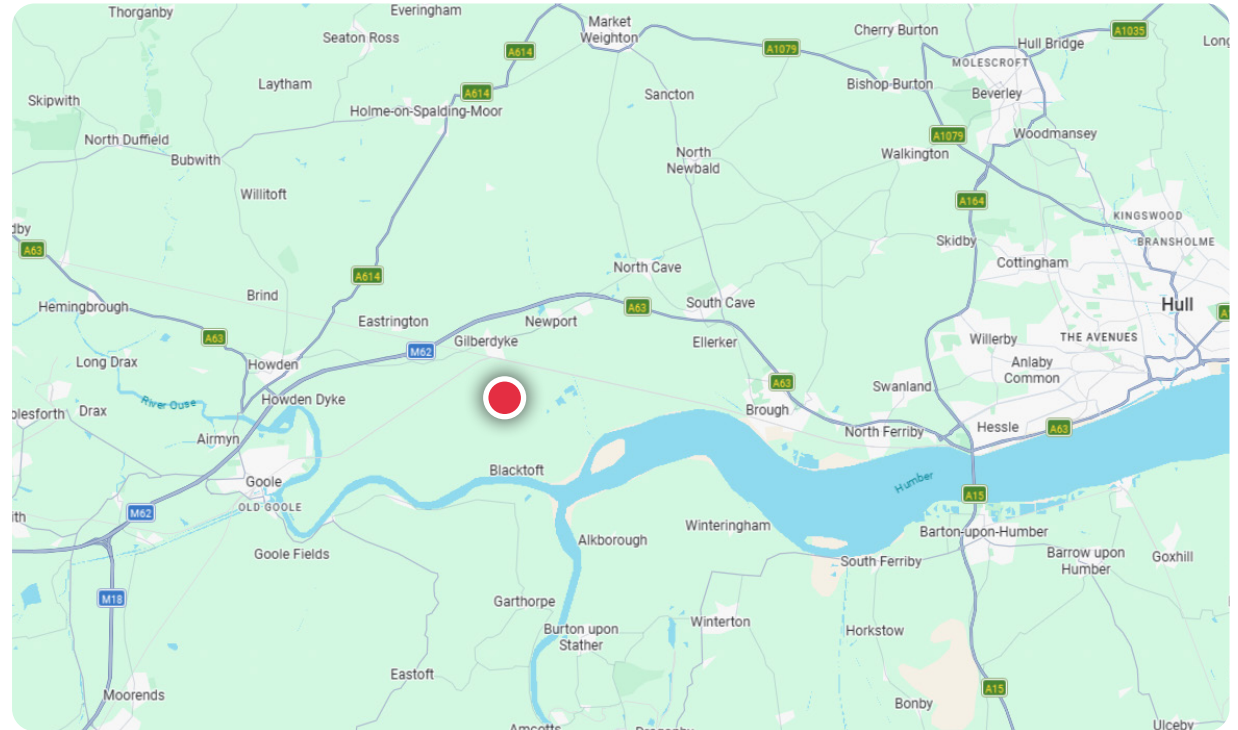
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# Location

The premises are located on Staddlethorpe Broad Lane, Gilberdyke, which is in East Riding of Yorkshire and sits approx. 15 miles west of Hull, 9 miles east of Goole and 36 miles east of Leeds.

The premises benefits from excellent transport links with easy access onto the M62 connecting directly to the M18, A1 and M1. In addition, the region's major ports such as Immingham, Goole, Grimsby, and Hull can easily be accessed. Regional airports are available at Humberside and Leeds Bradford.



# Description

The premises comprise of two workshops with external yard. The main larger warehouse is steel portal frame constructed covered in full height profiled sheet cladding to the walls and pitched roof.

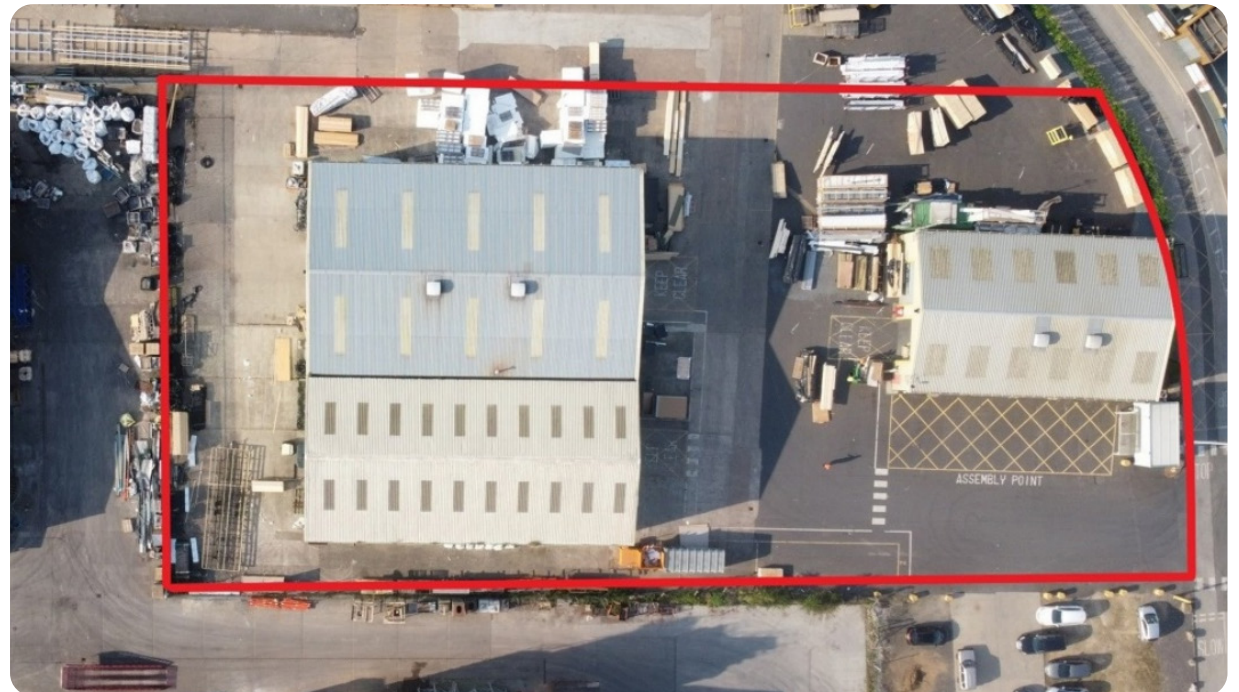
The roof incorporates translucent light panels allowing natural daylight into the workshop. This workshop has an eaves height of 5.5m rising to 7.2m at the apex. 4 large roller shutters allowed easy access in and out to the front and rear yard.

The smaller workshop was steel frame truss construction covered with single skin profile sheet cladding underdrawn internally with insulation panels. Maximum height under truss was 6m. The premises have two roller shutters.

## ACCOMMODATION:

Workshop 1:  
12,917 SQ FT / 1,199.99 SQ M

Workshop 2:  
4,844 SQ FT / 450.01 SQ M





# Further Information

## SERVICE CHARGE:

A service charge is payable. Further details are available on request.

## EPC RATING:

Available on request.

## SERVICES:

We understand all mains services are connected to the premises. Interested parties to make their own independent enquiries.

## LOCAL AUTHORITY:

East Riding of Yorkshire

## BUSINESS RATES:

The premises currently form part of a wider site assessment. It is proposed that the occupier will contribute towards business rates payable calculated on a pro rata basis.

## TERMS:

The premises are available by way of a new Full Repairing and Insuring lease (FRI) at a commencing rent of £65,000 per annum excl. Other terms by way of negotiation. Additional open storage land is available by way of separate negotiations.



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