



BUILDING 74 WAREHOUSE / MANUFACTURING UNIT

BROUGH, HU15 1EQ

63,026 SQ FT





HUMBER ENTERPRISE PARK IS SITUATED ON A SITE OF 86 ACRES AND COMPRISES HIGH GRADE PRODUCTION / STORAGE UNITS, OFFICES AND BUSINESS SPACE.

Building 74 provides a single storey two bay steel frame warehouse / manufacturing unit, which is surmounted by a pitched roof which has been re clad with profile metal cladding. Elevations to the property are predominantly brick and profile metal cladding whilst internally, the warehouse accommodation comprises solid concrete flooring and predominantly LED lighting. Access is via two ground level loading doors. Externally, the unit benefits from a secure concrete service yard, access to the yard is via a secure estate road.



Secure Estate
with Gatehouse



24/7 on site
security



Great access to
M62 / M18



800kVA of
Power Supply



Ground Level
Loading



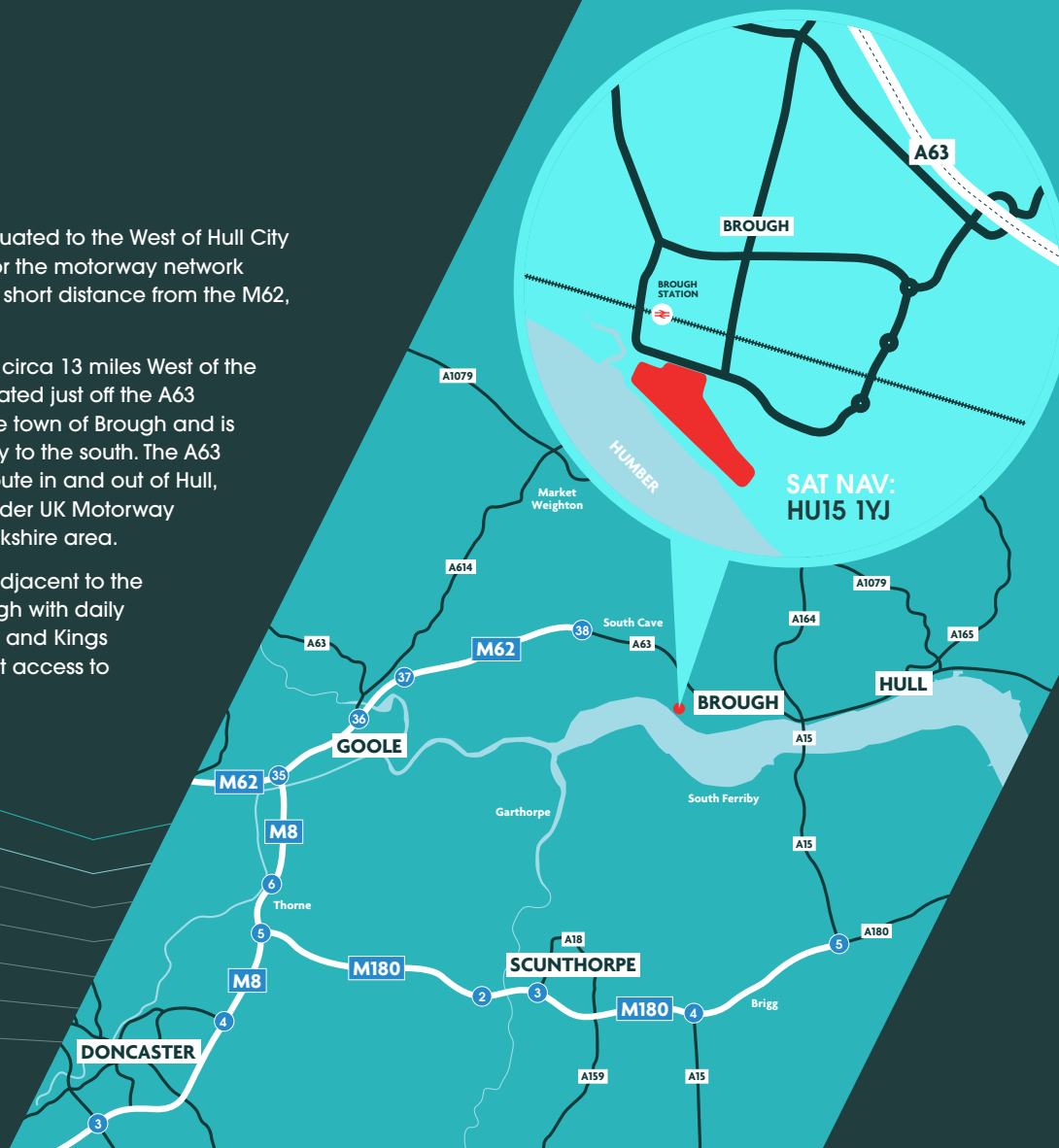
Secure Gated
Service Yard

LOCATION

The Humber Enterprise Park is situated to the West of Hull City centre and ideally positioned for the motorway network throughout the country being a short distance from the M62, M18, A1M and M1 motorways.

The mixed use estate is located circa 13 miles West of the city of Hull and strategically located just off the A63 Motorway just to the south of the town of Brough and is bordered by the Humber Estuary to the south. The A63 Motorway is the main arterial route in and out of Hull, which connects the M62 and wider UK Motorway network to the East Riding of Yorkshire area.

The Estate benefits from being adjacent to the mainline railway station of Brough with daily services to the North of England and Kings Cross London, thus giving instant access to both employees and clients.



ACCOMMODATION

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) and have calculated the following gross internal floor areas.

	Size (Sq M)	Size (Sq Ft)
Total Gross Internal Area:	5,855.34	63,026



RAIL

HULL	- 2 MINS
LEEDS	- 43 MINS
YORK	- 46 MINS
MANCHESTER	- 1 HR 34 MINS
LONDON	- 2 HRS 15 MINS



ROAD

J38 M62	- 5 MILES
HULL	- 11 MILES
GOOLE	- 20 MILES
GRIMSBY	- 31 MILES
DONCASTER	- 37 MILES
LEEDS	- 52 MILES
SHEFFIELD	- 56 MILES

EPC

The unit has an EPC rating of C(75). A full copy of the EPC is available on request.

RATEABLE VALUE

According to the Valuation Office (VOA) website the current rateable value for the property is £208,000.

TERMS

The unit is available by way of a new lease. Service charge and buildings insurance will be payable in addition to the rent. VAT is applicable and all figures quoted are exclusive of VAT. Rent on application.

LEGAL COSTS

Each party will be responsible for their own legal expenses incurred in any transaction.



VIEWINGS & FURTHER INFORMATION

For viewings and further information regarding current availability, please contact either of the joint agents Lambert Smith Hampton & PPH.

IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991 (Repeat) Order 2013

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