

Offices

Ground Floor, Crosskill House, Mill Lane, Beverley, HU17 9JW



To Let

- Modern ground floor offices close to Beverley railway station
- 257.32 sq m (2,769 sq ft) approx
- 8 private car parking spaces
- Mixture of private and general offices
- Flexible lease term
- Immediate availability

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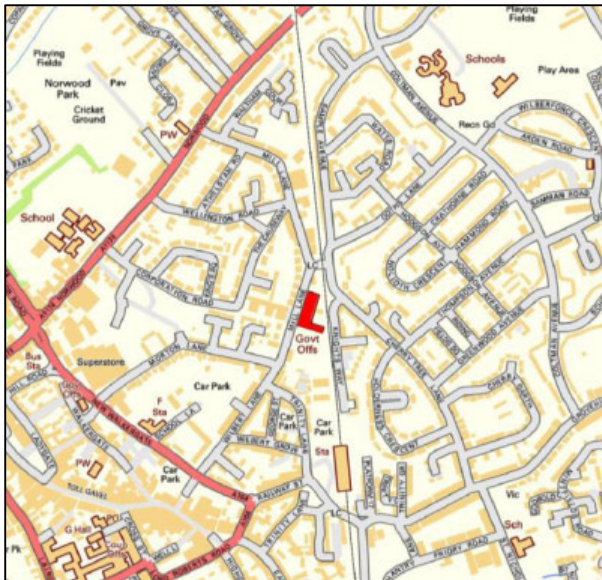
Chartered Surveyors & Commercial Property Consultants

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Location

The property is situated on the east side of Mill Lane close to the corner of its junction with Morton Lane on the edge of the centre of Beverley, some 5 minutes' walk from Beverley Railway Station and the newly opened Flemingate Retail and Leisure Complex.

The main centre of Beverley is also a short walk from the premises, which offers excellent shopping and business facilities.



Description

Crosskill House is a purpose built 3 storey office complex and this particular accommodation comprises part of the ground floor.

The offices are accessed by way of a shared main entrance and this suite is to the left of the building, formally occupied by the DVLA. The suite is currently divided to provide a range of private and general offices, and there are shared staff facilities.

The offices are centrally heated, have fitted lighting and are carpeted throughout.

Externally the building has a considerable advantage of 8 private car parking spaces allocated with this suite.

The offices are available for immediate occupation on a flexible lease term and are ideal for a wide variety of business/professional users seeking modern offices in this excellent location.

Accommodation

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

Ground Floor 257.32 sq m (2,769 sq ft)

Terms

The offices are available to rent on the following terms and conditions.

Rent

The commencing rental will be based on £8 per sq ft, exclusive of rates, VAT and all outgoings, payable quarterly in advance by Bankers Standing Order.

Lease Term

By negotiation.

Business Rates

The Tenant will be responsible for the payment of rates. The property will require reassessing for rating purposes.

Repairs and Insurance

The Tenant will be responsible for all internal repairs and decorations to the demised premises, together with the reimbursement of the property insurance premium applicable thereto.



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, cleaning, lighting and heating of any common areas and management of the same. Details of the service charge are available from the Agent.

VAT

We are waiting confirmation from the owners as to whether the property is registered for VAT, but should this be the case it will be charged on all payments made to the Landlord.

Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction and any Stamp Duty payable thereon.

Energy Performance Certificate (EPC)

The property has an EPC rating of D. A copy of the certificate and recommendation report is available on request.

Viewing and Further Information

Further information and viewing arrangements can be made through PPH Commercial or our joint agent, Montagu Evans.



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For further information and viewing

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