

Chris Clubley & Co.

Chartered Surveyors, Estate Agents & Letting Agents

Bayers Unit, Cliffe Road
North Newbald, YO43 4SP
£15,000 Per annum



A modern industrial unit providing spacious office space plus workshop accommodation in a secluded location on the outskirts of the village of North Newbald. A self contained industrial unit offering 1287 sq feet of office space, fully centrally heated and with suspended ceilings, together with 2014 sq feet of workshop/warehousing, plus ancillary storage area. The building when constructed was built to a high specification.

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Cliffe Road, North Newbald

ABOUT THE PREMISES

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LOCATION

The unit is located in the former Hostine Farmery site on the outskirts of North Newbald, approximately 6 miles from the M62 motorway link and South cave. This stand alone lock up unit sits on the outskirts of the industrial development.

ENTRANCE

17'11" x 9'9" (5.45 x 2.98)
Double radiator, suspended ceiling.

LADIES WC

Low flush wc, hand basin, radiator.

GENTS WC

Low flush wc, hand basin, radiator.

RECEPTION

32'6" x 10'0" (9.9 x 3.04)
Double radiator, power points, telephone point, suspended ceiling.

UNIT TWO

16'3" x 9'2" (4.95 x 2.80)
Double radiator, power points, telephone point, suspended ceiling.

UNIT THREE

20'3" x 10'0" (6.17 x 3.05)
Double radiator, power points, telephone point, suspended ceiling.

CONFERENCE ROOM

21'9" x 13'1" (6.62 x 3.99)
Double radiator, power points, telephone point, suspended ceiling.

WORKSHOP

43'11" x 39'4" (13.39 x 12.00)
Divided internally by partition walls. fitted work surfaces and sink unit, personal door and up and over access door.

STORE ROOM ONE

7'6" x 6'10" (2.28 x 2.09)
Into mezzanine flooring over both sides.

STORE ROOM TWO

12'8" x 7'7" (3.86 x 2.30)
Into mezzanine flooring over both sides.

OUTSIDE

PARKING

There is parking spaces to the front.

ADDITIONAL INFORMATION

SERVICES

Mains water, electricity, gas and drainage are believed to be connected although interested parties should satisfy themselves in this respect.

APPLIANCES

No appliances have been tested by the agent.

FLOOR PLAN

This Plan is for illustrative purposes only

LOCAL AUTHORITY

East Riding of Yorkshire Council

TENURE

VIEWING

By appointment with the agent.

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OPENING HOURS

9 am to 5:30 pm Monday to Friday & 9 am - 3 pm Saturday

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FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our valuers to call.

MORTGAGES

We are keen to stress the importance of seeking professional mortgage advice and would recommend that an appointment be made to see Steve Marsdin, Mortgage and Protection Adviser, by phoning him on 01430-871112, or by contacting any member of staff.

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