

Chris Clubley & Co.

Chartered Surveyors, Estate Agents & Letting Agents

Horstine Farmery Premises,
Market Weighton Road, North Newbald, YO43 4SP



TO LET - 35,000 SQUARE FOOT WAREHOUSE/INDUSTRIAL PREMISES WITH FIRST FLOOR OFFICES, TOILETS AND KITCHEN AREAS.

The units/offices can be let as a whole or can be divided to suit individual needs on flexible and easy terms. There is also the option of leasing a detached warehouse with office accommodation which is situated behind the main block and is accessed from the same gates. REF MW2395/0203



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North Newbald

ABOUT THE PREMISES

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LOCATION

The premises are located on the A1034 trunk road approximately 4 miles from Market Weighton. The cities of Hull and York are approximately 15 miles and 24 miles away respectively. The A63/M62 motorway is approximately 5 miles away, providing convenient and easy links with other parts of the Country.

DESCRIPTION OF UNITS

The industrial/warehouse premises comprise of eight interlocking units. The buildings are mainly of a steel portal frame construction with a minimum eaves of 9.8ft (3 metres) and a mixture of brick/block work walls.

DESCRIPTION OF OFFICES

The first floor offices are to the front of the main building and accessed via a reception area. The accommodation has been divided internally to form a number of offices together with male and female toilets, kitchen facilities and a boardroom.

DETACHED UNIT

To the rear of the main building is a detached unit which provides warehouse/ industrial premises together with 3 offices and toilet facilities. This is also accessed via the main gate.
CURRENTLY LET

PARKING

There is an extensive tarmac area providing ample parking facilities.

TERMS

The property is available as a whole or can be divided to suit individual needs. The lease will be fully repairing and insuring on flexible terms to be agreed between both parties.

ADDITIONAL INFORMATION

SERVICES

Mains water, electricity 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.

LOCAL AUTHORITY

East Riding of Yorkshire Council

RATING

Following verbal enquiries with the Local Authority for 2003/2004:-
Rateable value £51,500
Rates Payable £26,413.35

VIEWING

Strictly by appointment with the agents. Chris Clubleby & Co, 62-64 Market Place, Market Weighton, telephone 01430 874000.

OPENING HOURS

Market Weighton office is open:-
Monday to Friday 9 am to 5.30 pm
Saturday 9 am to 3 pm
Bank Holidays 10 am - 3 pm

FREE VALUATION

If you are considering selling or letting your property we offer a free, no obligation, valuation service, and would be happy to discuss your individual requirements with you. Simply give us a call on 01430 874000 at any time.

PROPERTY VALUATION/SURVEY

Should you be purchasing a property, we offer a full range of survey reports comprising Homebuyer's Reports, Building Surveys and reports on structural defects. All offered at competitive prices with money saving initiatives. For further impartial advice contact our Survey Department on 01759 304040 or e-mail mortvals@dial.pipex.com

MORTGAGES

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.

We don't normally charge a broker fee; however should a fee be charged it will typically be £200, payable on completion. The precise amount will depend on your circumstances.

Your home may be repossessed if you do not keep up repayments on your mortgage.

Chris Clubleby & Co Ltd T/A The Mortgage Advice Centre is an appointed representative of Home Of Choice Ltd which is authorised and regulated by the Financial Services Authority.

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