

Chris Clubley & Co.

Chartered Surveyors, Estate Agents & Letting Agents

Unit 1, Lincoln Road
Pocklington, YO42 1NR
£400 Per calendar month



A modern brick built unit of approximately 90 sq.m. divided internally to provide workshop, office, kitchenette, separate WC, mezzanine floor area and suitable for a variety of uses. The unit is located on the edge of this well established Industrial Estate and has forecourted parking and small yard to rear. The Industrial Estate is conveniently located off the A1079 Hull - York road giving access to the A1, M62 and the motorway network.

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Text: CLUBLEY to 84840 to download our mobile App



Lincoln Road, Pocklington

DESCRIPTION

GROUND FLOOR WORKSHOP

92.53m²

OFFICE MEZZANINE

8.69m²

STAFF ROOM MEZZANINE

13.23m²

SERVICES

RATES

Payable to the East Riding of Yorkshire Council

LOCAL AUTHORITY

VIEWING

By appointment with the agent.

OPENING HOURS

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

BOND & TENANCY AGREEMENT FEES

A bond will be required and tenants are responsible for fees incurred for drawing up the tenancy agreement.

OBTAINING REFERENCES

We use Homelet and tenants are responsible for the cost of obtaining references through this service.

CONTENTS INSURANCE

It is a requirement by the Landlord of this property that the tenant holds adequate contents insurance to cover personal possessions and accidental contents insurance to cover personal possessions and accidental damage caused by the tenant to furniture, fixtures and fittings of the property. The tenant must provide a copy policy schedule which is deemed acceptable under the terms of the tenancy agreement.

DEPOSIT PROTECTION SCHEME

The deposit for this property will be held by The Deposit Protection Service, who are authorised by the government.

The Deposit Protection Service

The Pavilions

Bridgewater Road

Bristol

BS99 6AA

Tel: 0844 4727000

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