

Chris Clubley & Co.

Chartered Surveyors, Estate Agents & Letting Agents

Unit R, Lancaster Road
Pocklington Industrial Estate, Pocklington, YO42 1NR
£5,300 Per annum



A workshop unit of 1480 sq.ft. accommodation located in the centre of this popular industrial estate. Office. WC. CCTV. Ample Parking. 3 Phase Electric. Pocklington Industrial Estate is a thriving business area accessed from the A1079 trunk road, between the cities of York and Hull. The M62 motorway link is only 14 miles away. £5,300 + VAT per annum + Insurance. Ref: P/1506/0811



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Lancaster Road, Pocklington

DESCRIPTION

A workshop unit of 1480 sq.ft. Accommodation located in the centre of this popular industrial estate. Office. WC. CCTV. Ample Parking. 3 Phase Electric. Pocklington Industrial Estate is a thriving business area accessed from the A1079 trunk road, between the cities of York and Hull. The M62 motorway link is only 14 miles away. £5,300 + VAT per annum + Insurance. Ref: P/1506/0811

LOCATION AND DIRECTIONS

The unit is located in the centre of the busy Pocklington Industrial Estate on the Lancaster Road. When entering the industrial estate from the A1079 Hull-York trunk road, follow the main industrial road passed Stirling Road and take the next left hand turn into Lancaster Road

WORKSHOP

SERVICES

Mains Water and 3 Phase Electricity. Metered from a central meter.

LEASE

Easy terms available.
Building Insurance £50.72 Per month

VIEWING

By appointment with the Agent.

LOCAL AUTHORITY

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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