





TO LET | Multiple Industrial / Warehouse Units ranging from 1,200 sq ft to 10,000 sq ft. Modern Detached Industrial Facility located on popular Industrial Estate in Hunmanby. Over 10,000 sq ft of Warehouse space available + generous area of land. The owner will let as one or will split into smaller units.

The property is accessed from the main road within Hunmanby Industrial Estate with the subject premises being secured via a modern steel palisade fence and electric sliding gate. Car parking is plentiful with spaces available all along the front of the unit. The premises benefit from modern cabling throughout, gas space heating and also has a structured floor, capable of accommodating heavy machinery.

Appointments strictly by appointment only via the sole letting agents CPH Commercial. Please call our friendly team on 01723 352235 or email joe@cphproperty.co.uk

Business Rates: The property will require to be reassessed for business rates purposes as it forms part of a wider Rateable Value.

EPC: Band C (56)

Unit 4a - 1,216 sq ft - £7,500pa + 10% Service Charge

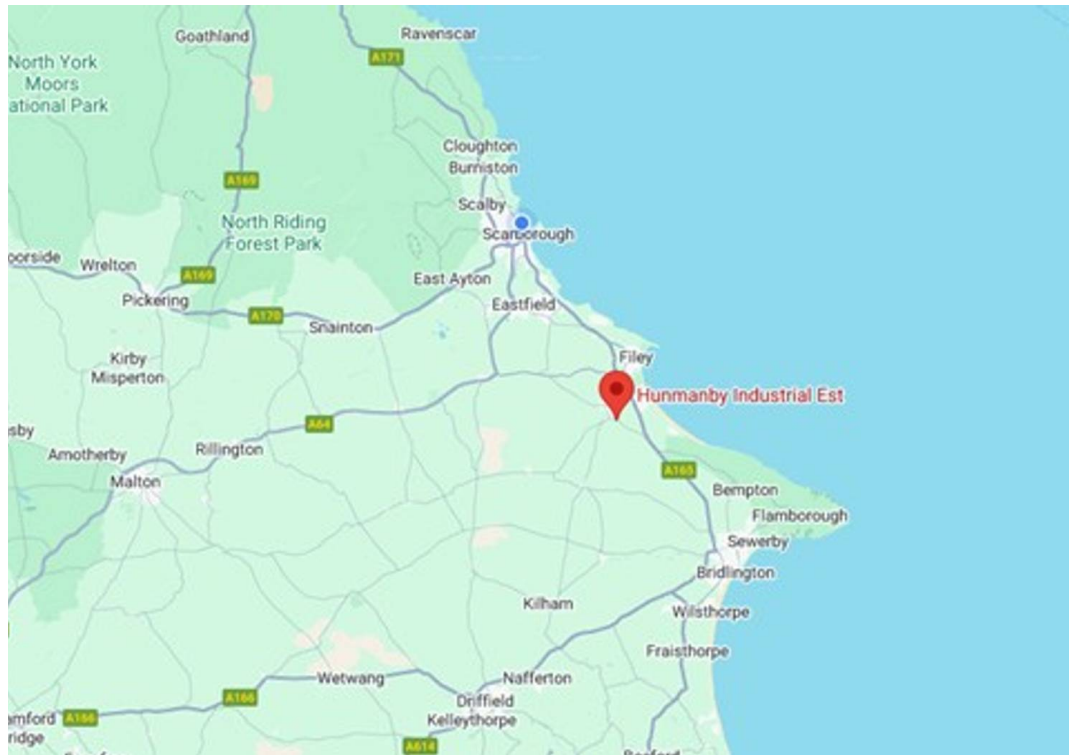
Unit 4b - 1,515 sq ft - £9,000pa + 10% Service Charge

Unit 4c - 1,515 sq ft - £9,000pa + 10% Service Charge

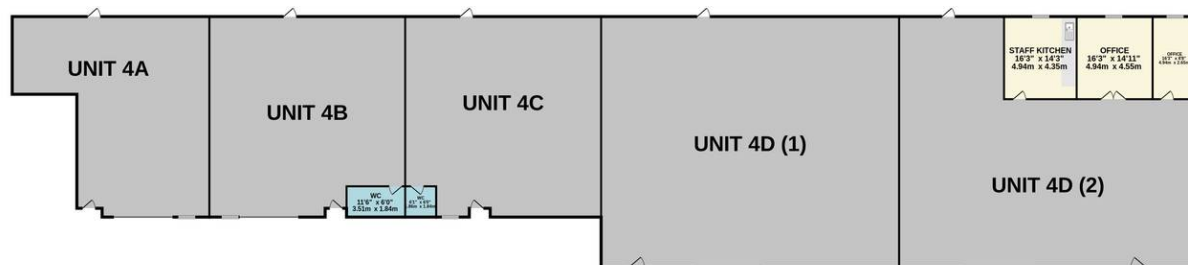
Unit 4d(1) - 2,900 sq ft - £17,500pa + 10% Service Charge

Unit 4d(2) - 2,900 sq ft - £17,500pa + 10% Service Charge





GROUND FLOOR
10006 sq.ft. (929.6 sq.m.) approx.



TOTAL FLOOR AREA : 10006 sq.ft. (929.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Interested?

Contact our friendly team today
☎ 01723 352235 | ✉ sales@cphproperty.co.uk

With you every step of the way



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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132