



TO LET

Offices & Workshops

Driffield Business Centre, Scotchburn Garth, Skerne Road, Driffield YO25 6EF



LOCATION

The business centre is located off Skerne Road in close proximity to the railway station and the town centre

DESCRIPTION AND SIZES

5 Workshops ranging from 255-387sqft and 16 Offices ranging from 86-387sqft

GENERAL

Driffield Business Centre was constructed in 2000 to provide good quality purpose built workshops and offices with excellent on-site support facilities. This business centre boasts a modern conference room, kitchens and communal areas, a shared loading bay and ample on-site car parking

SPECIFICATION

Brick build with profiled steel clad roof. Workshops : 8, 9, 10, 11 & 19 – gas heating, water supply & sink area, external roller shutter or double doors for loading, high level ceilings. Offices: single personnel door, electric storage heaters and block walled finish. Communal toilets and kitchens. Lighting – fluorescent tubes. External area – loading zones, on-site parking, garden areas

BUSINESS RATES AND VAT

VAT not payable. Business Rates are included in the licence fee

VIEWING

Viewings are available during office hours 9am – 4pm. Please ring to arrange an appointment

Enquire about this property



(01377) 240940



driffield.businesscentre@eastriding.gov.uk

Keep in touch



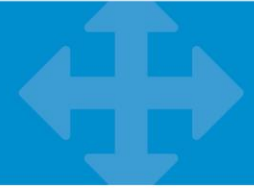
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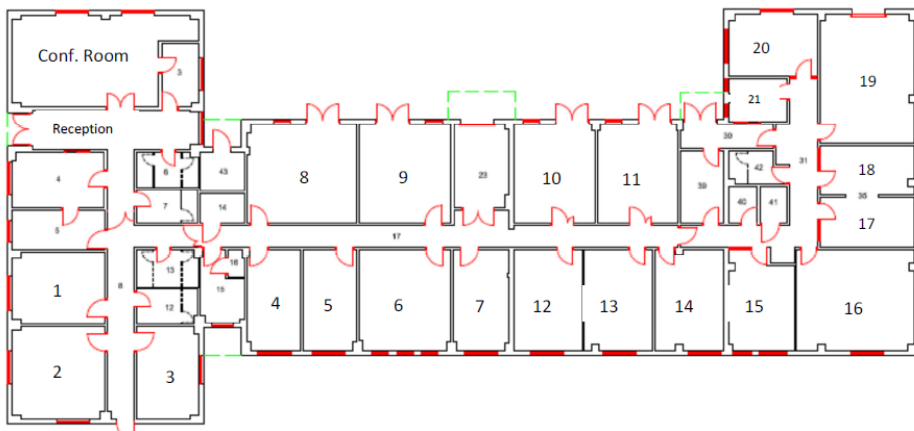
BUSINESS INVESTMENT & TOURISM SERVICES



TERMS OF OCCUPATION

Tenure	Licence Agreement - available on `easy-in, easy-out` terms, terminable on the giving of one months' notice subject to an annual business review
Rent	Licence Fee (payable monthly by direct debit) includes – reception services (meet and greet visitors; receive post and deliveries); access to a wider business support network; refuse/recycling facilities; communal area cleaning; business rates; building insurance. Electricity is included in the licence fee for Units 15 to 21 only
Deposit	(Equivalent to one month's rent) payable upfront.
Uses	Suitable for a wide variety of office based and light industrial businesses, B1 classification. Retail, vehicle repair and/or maintenance or related businesses are not permitted.
Repairs / Maintenance	Licence holders are responsible for internal repairs and decoration only Licence holder required to have in place Public Liability Insurance in the sum of £2m in respect of any one incident.
Outgoings	Licence holder responsible for all outgoing
Conference Facilities	Our comfortable meeting room is capable of holding a maximum of 18 delegates. The room has a projector and screen, fixed whiteboard flipchart, TV/DVD and WIFI all included within the hire charges. Refreshments can be arranged upon request

SITE LAYOUT AND CURRENT MONTHLY LICENCE FEE



Unit Number	Area Sqft	Area Sqmt	Monthly Fee £
1	206	19	£285.00
2	267	25	£342.00
3	181	17	£250.00
4	172	16	£237.00
5	171	16	£236.00
6	293	27	£366.00
7	176	16	£243.00
8 *	344	32	£401.00
9 *	284	26	£346.00
10 *	255	24	£318.00
11 *	255	24	£318.00
12	223	21	£302.00
13	221	21	£300.00
14	221	21	£300.00
15 #	215	20	£319.00
16 #	387	36	£483.00
17 #	151	14	£230.00
18 #	151	14	£230.00
19 # *	387	36	£483.00
20 #	172	16	£255.00
21 #	86	8	£147.00

DISCLAIMER

Misrepresentation Act: 1967: (as amended by section 8 (1) of the Unfair Contract Terms Act 1977)
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