

# TO LET

# Offices & Workshops

Market Weighton Business Centre, Becklands Park, York Road, Market Weighton YO43 3GL



## LOCATION

The business centre is located on the popular Becklands Park Estate on the outskirts of Market Weighton within easy access of the the A1079 York to Hull Road

## DESCRIPTION AND SIZES

4 workshops ranging from 362-542 sqft and 20 offices ranging from 154-344 sqft

## GENERAL

Market Weighton Business Centre was constructed in 2004 to provide good quality purpose built workshops and offices with excellent on-site support facilities. This business centre boasts a modern conference room, a mix of offices and workshops, kitchens and communal areas, a shared loading bay and ample on-site car parking

## SPECIFICATION

Brick build with slate roof, profiled clad roof to workshops. Workshops : 16-19 have high level gas heating, water supply & sink area, external roller shutter or 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 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



(01430) 803406



marketweighton.business.centre@eastriding.gov.uk

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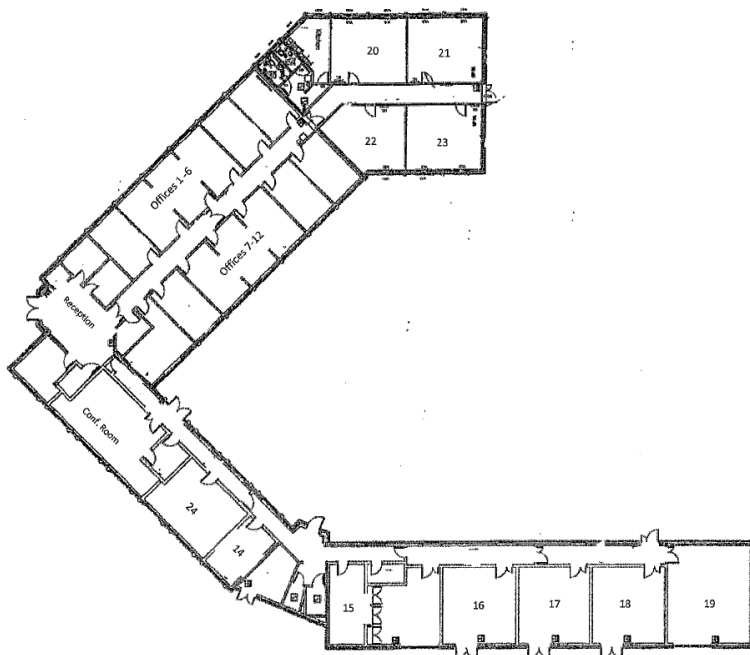
# BUSINESS INVESTMENT & TOURISM SERVICES



## 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
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	The generously sized conference room is capable of holding a maximum of 18 delegates. The room has a fixed projector and screen, 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



Office	Area - Sqft	Area - Sqmt	Monthly Fee	Monthly Fee incl VAT @ 20%
1	162	15	£250	£300.00
2	162	15	£250	£300.00
3	162	15	£250	£300.00
4	162	15	£250	£300.00
5	162	15	£250	£300.00
6	162	15	£250	£300.00
7	162	15	£250	£300.00
8	162	15	£250	£300.00
9	162	15	£250	£300.00
10	162	15	£250	£300.00
11	162	15	£250	£300.00
12	162	15	£250	£300.00
14	154	14	£238	£285.60
15	184	17	£284	£340.80
16 *	371	34	£480	£576.00
17 *	361	34	£467	£560.40
18 *	366	34	£473	£567.60
19 *	539	50	£652	£782.40
20	326	30	£462	£554.40
21	325	30	£461	£553.20
22	326	30	£462	£554.40
23	303	28	£430	£516.00
24	340	32	£482	£578.40

## DISCLAIMER

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

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