



TO LET

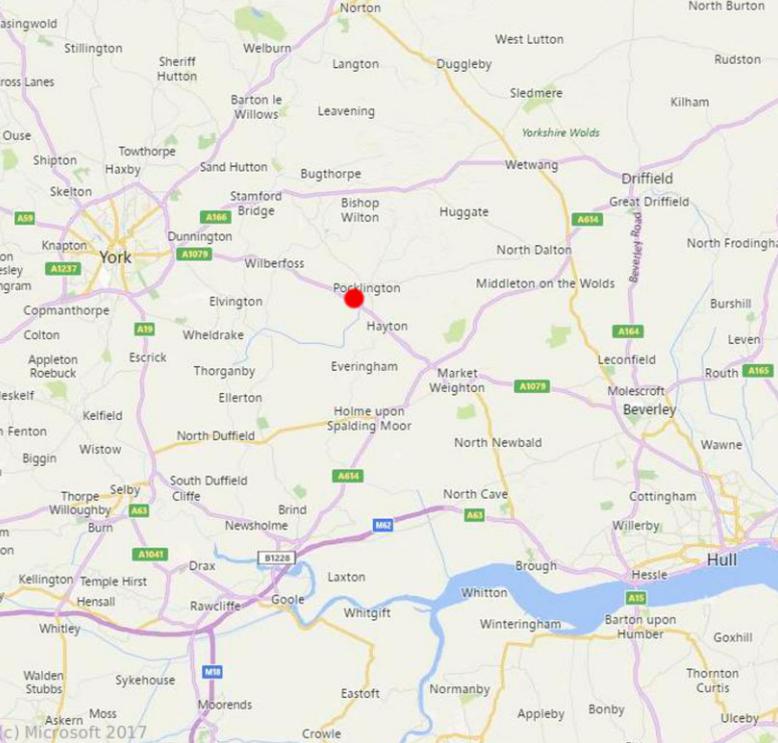
POCKLINGTON INDUSTRIAL ESTATE

**POCKLINGTON INDUSTRIAL ESTATE, HAMPDEN ROAD,
POCKLINGTON YO42 1NR**



- Established and well known business location
- Close to new roundabout junction with A1079
- Mains services including 3 phase electricity
- Large shared forecourt with parking
- Range of tenancy options

WORKSHOP / INDUSTRIAL UNITS
753 to 2,002 sq ft (70 to 186 sq m)



TRAVEL DISTANCE

	Miles	Mins	
York	13.5	32	Car
Hull	28.6	43	Car
M62	18.2	28	Car
Leeds	40.0	53	Car

Source: theAA.com

POCKLINGTON INDUSTRIAL ESTATE

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DESCRIPTION

The estate comprises 2 terraces of 11 light industrial units. The units are accessed from a generously sized forecourt with parking spaces. There is overflow parking alongside the entrance. The units are steel framed units with brickwork elevations under pitched roofs. Block 1 has a steel trussed roof, whilst block 2 is clear span portal frame. Each unit has a loading door and separate personnel entrance door. Some units have internal office accommodation.

SPECIFICATION

- Steel framed and brick built units in a range of sizes
- Some units include internal office space
- Mains services including 3 phase electricity
- Sectional loading doors with separate personnel entrance doors
- Generous size shared forecourt with parking

EPC

EPC ratings at this property range between B38 and D76

LOCATION

The estate lies just off the A1079 York to Hull route, and now benefits from a much improved main roundabout junction on this main road. There are new services, including Starbucks, Subway and Shell fuel at this junction.

TERMS

- Range of flexible tenancy agreements
- Rent payable monthly in advance by direct debit
- Tenant maintains and decorates interior (inc maintaining all doors and windows)
- Landlord maintains the structure and decorates the exterior
- Landlord insures the building
- Principal Rent is subject to an annual increase not exceeding 3%

VIEWING / FURTHER INFO

For current availability and viewings please contact our Wakefield office



Whittle Jones - The Gateway, Fryers Way, Silkwood Park, Ossett, Wakefield WF5 9TJ

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