

 YO16 4SJ

# INDUSTRIAL

Bessingby Industrial Estate, Bessingby Way, Bridlington, East Yorkshire

  
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# INDUSTRIAL



- Well established business location
- Unit sizes range between 47 –94 sq.m. (506 –1,012 sq ft)
- Fenced site with CCTV system and lockable gates
- Simple easy in / easy out Tenancy Agreements
- Immediate occupation usually available
- Arrange a viewing today



 INDUSTRIAL

## Units to let on flexible terms

SIZES FROM

**506 - 1,012 sq.ft**

47 - 94 sq.m

Over 200 locations throughout the Midlands and the North

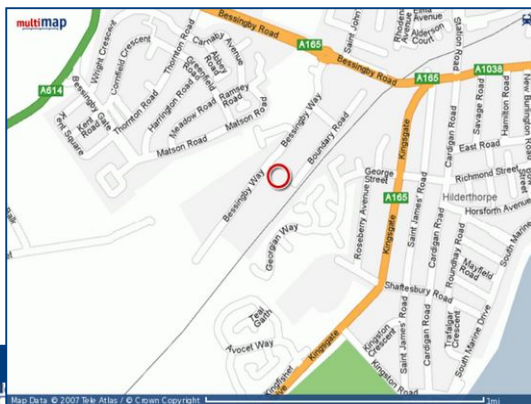
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## Location

The industrial estate is on the Southern outskirts of Bridlington, close to major retailers such as B&Q, Currys and Morrisons. There is easy access onto the A165 Hull road.



## Description

The 14 units comprise three terraces. They are shared forecourt and service areas within a fenced compound, with car parking spaces. The units are built of steel frame construction with full height brick/block cavity walling, power float concrete floor and plastic coated steel profile roof sheeting. Each unit has a up and over loading door and a separate pedestrian access door.

## Specification

- Well establish industrial location
- Up and over loading doors and separate personnel access doors
- 3 phase electricity supply/capability
- WC, hand basin with water heater
- Mains electricity, water, gas and drainage supplies are connected to the premises
- Unit sizes range between 47 - 94 sq.m. (506 - 1,012 sq.ft.)
- Car parking spaces included
- CCTV with fenced compound within lockable gates

## Tenancy Terms

- Simple easy in / easy out Tenancy Agreements
- Immediate occupation usually available
- Rent Payable monthly in advance by Direct Debit
- Rent quoted on tenancy agreement includes cost of maintenance charges, and the Principal Rent is subject to fixed annual increases not exceeding 3%
- Rent Deposit & first months rent payable on commencement of the tenancy
- Administration Fee of £100 + VAT
- For information on rates payable contact East Riding of Yorkshire Council on 01482 394748
- Arrange a viewing today

## INDUSTRIAL

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