

BROOKLANDS  
PROPERTY HOLDINGS

# UNIT TO LET



## CAPITAL PARK, BEVERLEY

Prime light industrial/trade premises on Annie Reed Road within the established Grovehill Industrial Estate, accessed from the A1174 Beverley Ring Road. Unit 1a offers approximately 5,000 sq. ft of space, benefitting from a generous gated yard, loading bay doors, 6 m eaves height, LED lighting, three-phase power, staff amenities and designated parking. The property benefits from flexible Class B1, B2, B8, D2 and E uses, together with excellent connectivity to Hull, the M62 and the wider motorway network.

## Contact Us

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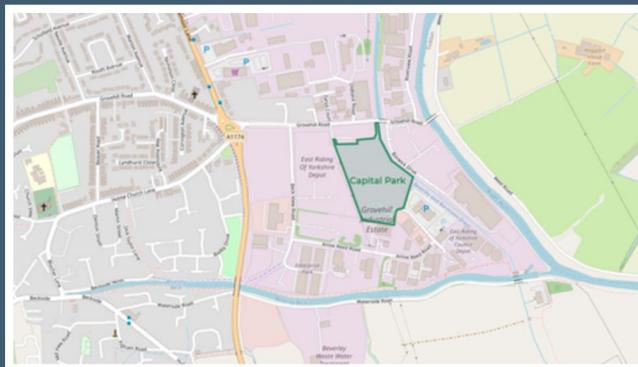
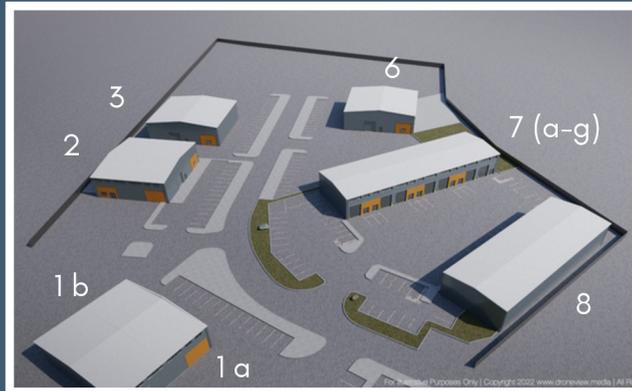
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Unit 1a - To Let  
 Unit 1b - Occupied  
 Unit 2 - Occupied  
 Unit 3 & 6 - Proposed  
 Units 7a to 7g - Occupied  
 Unit 8 - Occupied

## Key Features:

- Multi functional industrial/trade unit
- Prime location
- Approx. 5,000 sq. ft
- Generous storage yard
- Sectional loading bay doors
- Power-floated concrete floors
- Designated staff and customer parking
- Double glazing
- LED lighting
- 3 phase electricity
- 6m clear eaves height
- Kitchen and WCs
- Class uses B1, B2, B8, D2 and E



## Location

Located on Annie Reed Road, in the heart of the Grovehill Industrial Estate on the edge of town. The estate is accessed off the A1174 trunk road, which operates as a ring road around Beverley, providing easy access to Hull, the East Coast, York, and the national motorway network.

Hull City Centre - 9 Miles  
 M62 - 12 Miles

## Capital Park

A modern 80,000 sq. ft speculative industrial development, designed by Brooklands Property Holdings Ltd to meet the evolving needs of businesses in the 21st century.

With a range of national and local companies already in occupation, your enquiry is now welcome for the available unit.

## Rent

£40,000 per annum plus VAT,  
 exclusive of rates and other outgoings

Estates Service Charge: £1,456.00 PA + VAT

Rateable Value: Estimated at £22,500 based on the existing GIA of 10,000 sq ft pro-rated to 5,000 sq ft. Details of which should be checked with the local authority.

Insurance: Estimated at £1,100 PA + VAT based on the existing GIA of 10,000 sq ft pro-rated to 5,000 sq ft.