

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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## 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

Double glazing

LED lighting

3 phase electricity

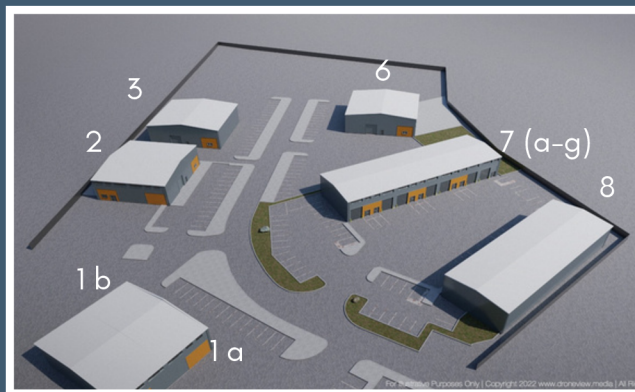
6m clear eaves height

Kitchen and WCs

Designated staff and customer parking

Class uses B1, B2, B8, D2 and E

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



## Rent

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

## 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.

