



## Shed 4, Bridge Farm Fieldend Lane, Elstronwick, Hull, Yorkshire, HU12 9BX

- £10,800 per annum
- Suitable for storage and distribution
- 6 Miles East from the Edge of Hull
- c.4,625 ft<sup>2</sup> (429.67 m<sup>2</sup>)
- Steel portal frame building
- Roller Shutter, concrete apron for maneuvering HGVs

**£900 Per Month**



512 Holderness Rd, Hull, East Yorkshire HU9 3DS

Tel: 01482 375212

E-mail: [info@leonards-property.co.uk](mailto:info@leonards-property.co.uk)

Website: [www.leonards-property.co.uk](http://www.leonards-property.co.uk)

59 Welton Road, Brough, East Yorkshire HU15 1AB

Tel: 01482 330777

E-mail: [brough@leonards-property.co.uk](mailto:brough@leonards-property.co.uk)

# Shed 4, Bridge Farm Fieldend Lane, Elstronwick, Hull, Yorkshire,

Commercial space suitable for storage and distribution £900 per month.

## Introduction

Forming part of a small estate, this steel portal frame unit is suitable for storage and distribution, the building has a gross internal floor area c.4,625 ft<sup>2</sup> (429.67 m<sup>2</sup>) and is conveniently located a short distance from the City of Hull with security gated access to the estate.

## Location

The building is located at Bridge Farm, Fieldend Lane, Elstronwick approximately 1.5 miles west of the village of Burton Pidsea and 6 miles east from the boundary of the city of Kingston Upon Hull.

## Description

This steel portal frame building is externally clad in profile metal with matching roof interspaced by sky lights. , the building having a concrete floor, with 6m x 5m electric roller shutter door to the frontage. Externally there is a large concrete apron allowing for easy maneuverability of HGV's, the estate having steel palisade fencing and electric security gates, the building being set back from the public highway.

## Accommodation

The approximate accommodation measured on a gross internal floor area c.4,625 ft<sup>2</sup> (429.67 m<sup>2</sup>).

Width - 10.58 m

Length - 41.05 m

## Services

There is mains electric to the unit, with water and WC facilities close by within the estate. Service costs are included in the quoted Licence Fee at the discretion of the licensor: this will depend upon predicted usage.

## User

The owners would consider various users based around principally storage and distribution operation. The shed has previously been used for storage and distribution.

## Licence Terms

The unit is available in the near future .

The unit is available under a rolling licence agreement with two months notice each way.

## Licence Fee

The commencing licence fee on the unit will be £ 10,800 per annum, payable monthly in advance (£900 per calendar month),.

## Insurance and Service Charge

The Licensor holds insurance cover for the buildings, any occupier is expected to hold their own relevant public liability insurance. The service charge is included in the Licence Fee.

## VAT

We are advised the premises have not been registered for VAT and therefore this will not be charged in addition to the licence fee.

## Repairs

The Licensor will be responsible for repairs/ renewals to the buildings based on a photographic condition schedule taken prior to the commencement of the licence. If the Licensee damages the building then any repairs/ renewals will be their responsibility.

## Energy Performance Certificate (EPC)

An energy assessor has been commissioned to provide an EPC for the subject premises. Further details of the assessment will be available in the near future.

## Anti Money Laundering Compliance

Estate Agents are required by law to conduct anti money laundering checks on all clients who either sell or buy a property. We outsource to a partner supplier Creditsafe who in conjunction with Credas will conduct a check of all parties. The cost of these checks are £25 + VAT (£30 including VAT) per legal seller and buyer. This is a non refundable fee. These charges cover the cost of obtaining the relevant data, any manual checks and monitoring which might be required. This fee will need to be paid, and checks completed in advance of us marketing a property for sale or being able to issue a memorandum of sale on a property you would like to buy.

## Outgoings

The sheds have not been assessed for Business Rates, should the building be assessed, then the Licensee will be responsible for any rates that fall due payable to the local authority.

## Agents and Viewings

Viewing, strictly by appointment through sole agents:

Leonards, 512 Holderness Road, Hull, HU9 3DS

Tel: (01482 375212)

Email: [rmjw@leonards-property.co.uk](mailto:rmjw@leonards-property.co.uk)

1. Money Laundering Regulations 2003 & Immigration Act 2014 : Intending tenants and permitted occupiers will be asked to produce identification documentation as part of the referencing process. 2. General: While we endeavour to make our letting particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there is any point which is of particular importance, please contact our office and we will endeavour to check the position for you. 3. Measurements: Where stated, these approximate room sizes or any stated areas are only intended as general guidance. 4. White Goods & Electrical Appliances: Where these are left in the property these can be used, however should any items require repair, or be beyond repair, the Landlord does not undertake to pay for repairs or to replace the items, except those which the Landlord is required to do by law. 5. Photographs: These may have been taken using a wide angle lens which also has the potential to make rooms look larger and may be representative of the property's accommodation historically and therefore viewing of the property is recommended before committing to being referenced and taking up a tenancy. 6. Leonards for themselves and their landlords of this property, whose agents they are give, notice that these particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. Matters referred to should be independently verified by any prospective tenant. Neither Leonards, nor any of its employees or agents has any authority to make or give any representation or warranty in relation to this property.