



TO LET

Storage Units & Workshops

Riverview Business Centre, Riverview Road, Beverley HU17 0LD



LOCATION

The business centre is located on a former shipyard site on Riverview Road on the eastern outskirts of Beverley

DESCRIPTION AND SIZES

2 large workshops at 623sqft and 11 mixed size units / workshops ranging from 112sqft to 294 sqft with B1 use

GENERAL

Riverview Business Centre provides unmanned, secure, basic workspace and / or storage accommodation in a converted building

SPECIFICATION

Internal - Communal toilets and kitchen, suspended ceilings. Lighting - fluorescent tubes. External - Brick build with profiled steel clad roof, roller shutter for loading. Parking – allocated car park on Riverview Road

BUSINESS RATES AND VAT

VAT not payable. Business Rates are included in the licence fee

VIEWING

Viewings are available during office hours 9am – 4pm. Please ring to arrange an appointment

Enquire about this property



(01482) 880460



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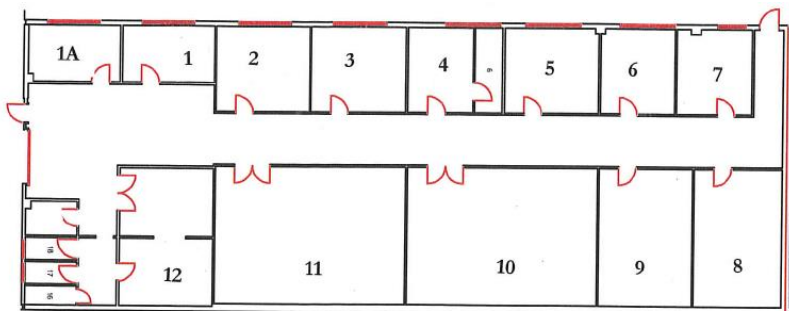
BUSINESS INVESTMENT & TOURISM SERVICES



TERMS OF OCCUPATION

Tenure	Licence Agreement - available on `easy-in, easy-out` terms, terminable on the giving of one months' notice subject to an annual business review
Rent	Licence Fee (payable monthly by direct debit) includes – access to a wider business support network; communal area cleaning; business rates; building insurance
Deposit	(Equivalent to one month's rent) payable upfront.
Uses	Suitable for a wide variety of storage based and light industrial businesses, BI classification. Retail, vehicle repair and/or maintenance or related businesses are not permitted.
Repairs / Maintenance	Licence holders are responsible for internal repairs and decoration only. Licence holder required to have in place Public Liability Insurance in the sum of £2m in respect of any one incident.
Outgoings	Licence holder responsible for all outgoing
Conference Facilities	Not available onsite. Can be accessed at East Riding Business Centre, Beverley

SITE LAYOUT AND CURRENT MONTHLY LICENCE FEE



Unit	Area - Sqft	Area - Sqmt	Monthly Fee
1	127	12	£112
1a	129	12	£124
2	196	18	£172
3	197	18	£173
4	185	17	£162
5	185	17	£162
6	155	14	£136
7	158	15	£139
8	299	28	£250
9	318	30	£239
10	641	60	£428
11	644	60	£430
12	313	29	£235

DISCLAIMER

Misrepresentation Act: 1967: (as amended by section 8 (1) of the Unfair Contract Terms Act 1977)

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**Project Part-Financed
by the European Union**

**European Regional
Development Fund**

