

TO LET

WAREHOUSE / STORAGE FACILITY WITH SECURE COMPOUND



NORTH CLIFF INDUSTRIAL ESTATE, CLIFF ROAD, HORNSEA, HU18 1JB

- Rental on Application
- Substantial warehouse/storage/industrial premises.
- 2,919 m² (31,247 sq ft)
- Dedicated parking and secure yard



LOCATION AND SITE PLAN

The property is located on North Cliff Industrial Estate, Cliff Road, approximately 0.5 miles from north or Hornsea Town Centre.

DESCRIPTION

The premises comprises warehousing and offices previously used as a removals depot. The main warehouses are of steel portal frame construction with an eaves height of approximately 6 metres, with an open canopy to the front. The offices are of two storey brick construction under a flat roof.

ACCOMMODATION

2,919 m² (31,247 sq ft)

RATEABLE VALUE

The rateable value is currently £38,500

EPC

An EPC has been commissioned.

TERMS

The property is available on a new full repairing and insuring lease for a term of years to be agreed.

There will be no service charge.

Important Information:

Iain Simpson & Company (the Company) for itself and for the vendor(s) or lessor(s) of this property for who, it acts as agent gives notice that: (i) These particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to this correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

TENURE

An area of the site is being used by Lovell Partnerships Ltd under a Site Compound Licence. This can be terminated at short notice if necessary.

RENT

Rental on Application.

VAT

VAT will be applicable.

LEGAL COSTS

The ingoing tenant will be responsible for both parties' legal costs in connection with this transaction.

VIEWING

By prior arrangement with the agent:

Lottie Exton
07471 033699
Lottie@iainsimpsonco.com

SUBJECT TO CONTRACT
FILE REF: 182
AUG 2025

IAIN SIMPSON
— & —
C O M P A N Y

**CHARTERED SURVEYORS
PROPERTY CONSULTANTS
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