

For Sale/ May Let

Land/ Industrial 6,069 sq m (65,332 sq ft) on 15.5 acres



**Former Thurston Site, Catfoss Industrial Estate,
Brandesburton, YO25 8ES**

Former Thurston Site, Catfoss Industrial Estate, Brandesburton, YO25 8ES

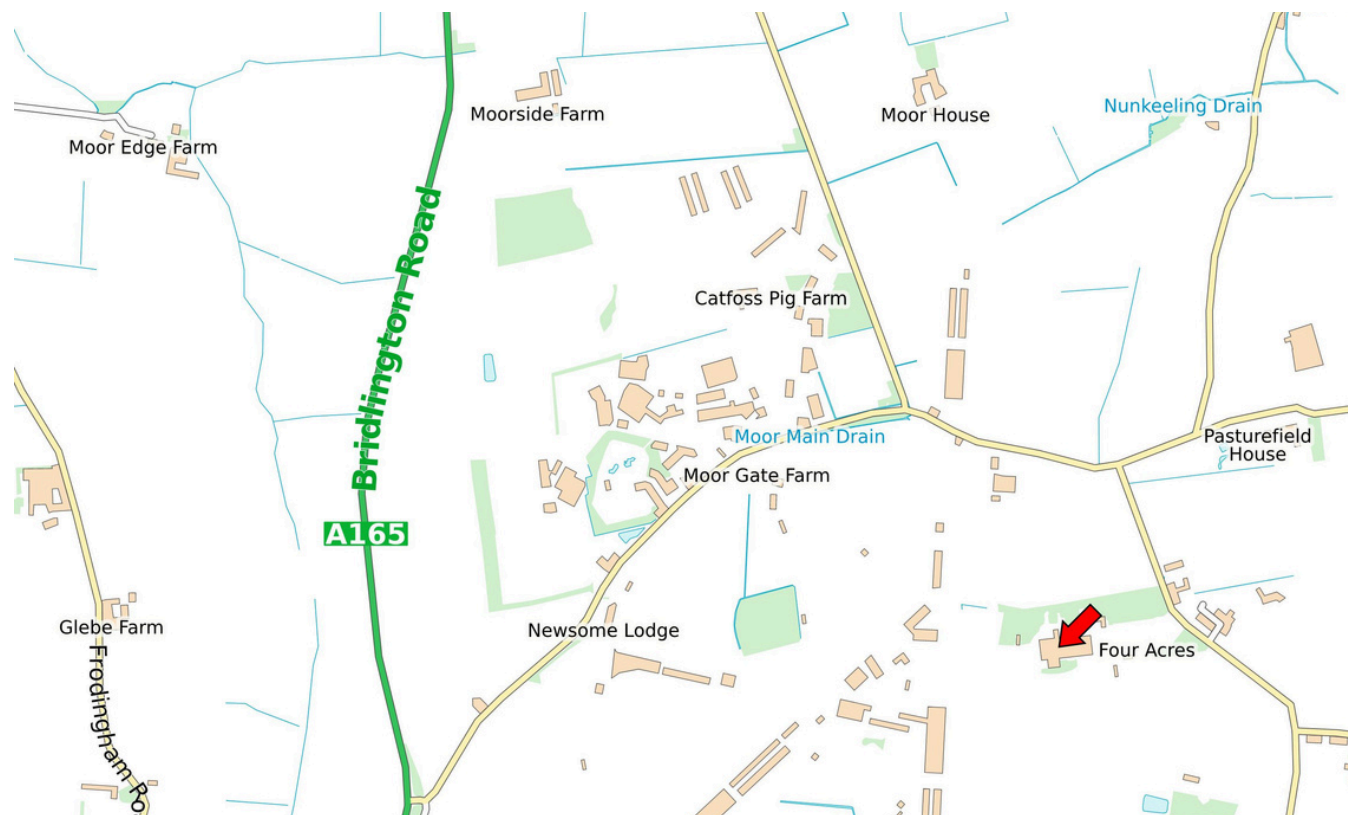
Summary

- 15.5 acre site with range of surfaces
- Main factory/storage building of 65,332 sq ft with staff facilities including canteen and offices
- Freehold for sale £2,600,000
- Fully self contained site

Location

The site is situated on the Catfoss Industrial Estate, Brandesburton which is a well connected and prominent local industrial area. The site is accessed via Catfoss Lane just off the A165 providing direct links to Hull, Bridlington and the wider Yorkshire region.

The surrounding area is predominantly industrial with a mix of logistics, manufacturing and storage operators making it ideal for a range of commercial uses including modular building storage and construction, plant and machinery, container storage or construction materials.



Former Thurston Site, Catfoss Industrial Estate, Brandesburton, YO25 8ES

Description

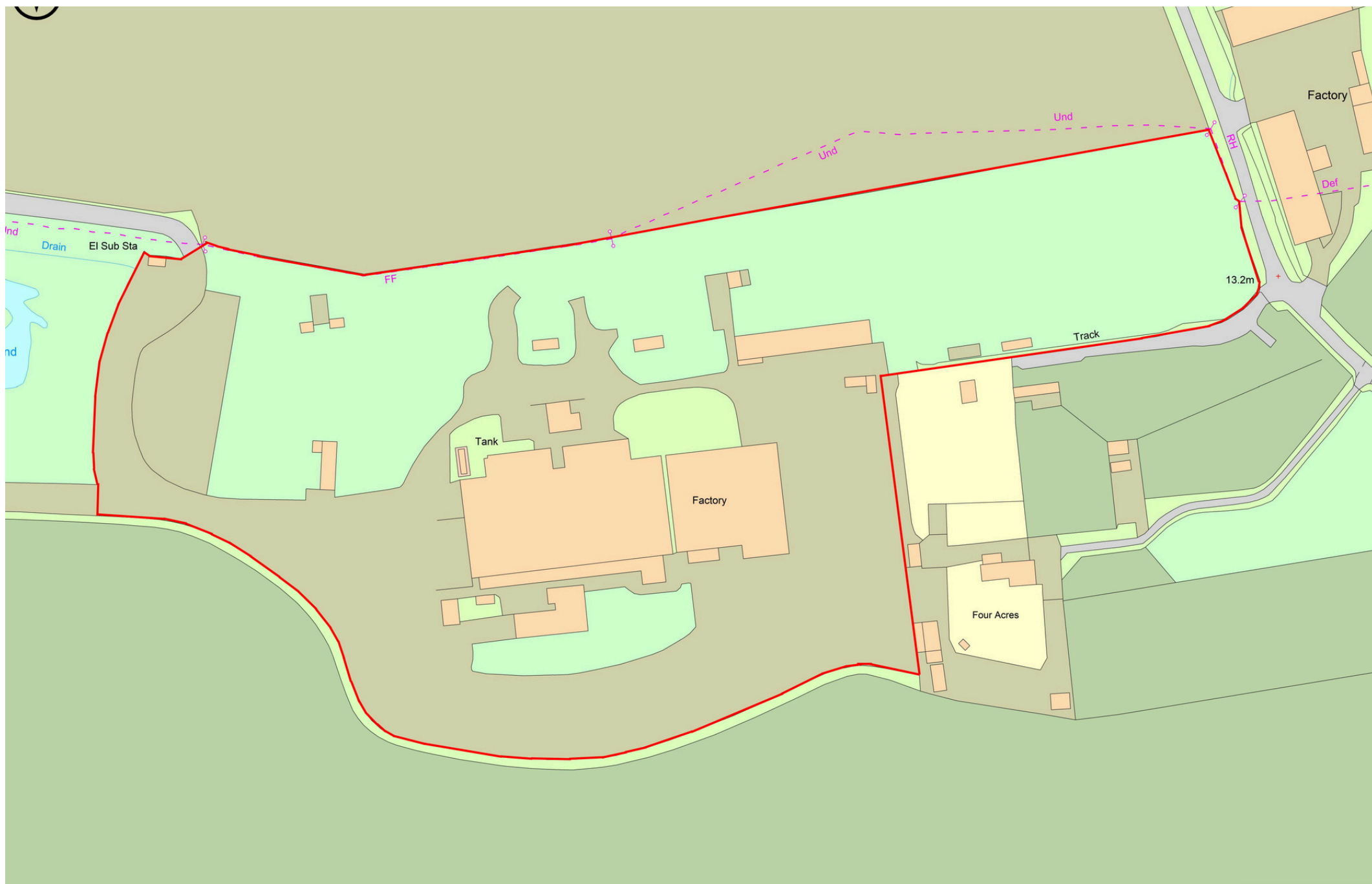
A large industrial site comprising of a former aircraft hanger and a number of adjacent workshop/storage buildings.

The main hanger is of steel frame construction with part brick/part steel clad elevations under a multi pitched roof which has been reclad over recent years. Internally this building provides largely clear span accommodation with overhead craneage, high bay lighting and a total of 4 shutter doors along the eastern, western and northern elevations. Located around the perimeter of the building are a variety of additional workshop and storage buildings being steel frame in construction which provide additional storage as well as office, canteen and WC accommodation.

Externally the site has the benefit of a large part concrete, part hard core surfaced yard/parking area.



Former Thurston Site, Catfoss Industrial Estate, Brandesburton, YO25 8ES



Former Thurston Site, Catfoss Industrial Estate, Brandesburton, YO25 8ES

Accommodation	sq m	sq ft
Main Factory	4,407.11	47,435
Offices, Stores and Canteen	288.37	3,104
Shop Blast Hopper Room	291.81	3,141
Maintenance Shop	87.98	947
Panel Shop & Store	503.91	5,424
Test Shed	86.59	932
Test Shed and Paint Store	404.07	4,349
Total GIA	6,069.84	65,332
Total Site Area	15.5 acres	

Terms

The property is available either for sale or to let on the following terms and conditions.

For Sale

The site is available for sale for £2,600,000 (Two Million Six Hundred Thousand Pounds) (plus VAT).

VAT

We are advised that the property is registered for VAT and therefore the sale price will be subject to VAT.

Business Rates

The Tenant will be responsible for the payment of business rates. Verbal/Internet enquiries with the Local Authority reveal that the property currently attracts a rateable value/2026 rating list assessment of £TBC, which is subject to the current Uniform Business Rate in the pound. Interested parties are advised to confirm the accuracy of the above figures by contacting the Local Authorities.

EPC

A copy of the Certificate and Recommendation Report is available on request.

C 70

To Rent

The landlord may be prepared to consider a leasehold transaction further details in this regard are available from the agents.

Further information contact the Joint Agents

PPH Commercial

Ben Cooper
ben.cooper@pph-commercial.co.uk
07702 671380

Carter Jonas

James Butcher
james.butcher@carterjonas.co.uk
07890 300100



PROPERTY MISREPRESENTATION, MISDESCRIPTION & FINANCIAL SERVICES ACTS

PPH Commercial Limited and Carter Jonas for themselves and for their clients of this property, give notice that: (i) these particulars are a general outline only and do not constitute the whole or any part of an offer or contract; (ii) PPH Commercial Limited and Carter Jonas cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use or other details contained herein. Prospective purchasers or tenants must satisfy themselves as to their accuracy; (iii) no employee of PPH Commercial Limited or Carter Jonas has any authority to make or give any representation or warranty or enter into any contract in relation to the property; (iv) rents or prices quoted in these particulars may be subject to VAT in addition.