



Commercial Property Guide

Issue 72

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01482 648888

PPH Commercial are a multi-disciplined firm of Chartered Surveyors operating throughout the Yorkshire and Lincolnshire region, from offices in Hull, Doncaster, Scunthorpe and Grimsby. The firm act for a diverse client base across all sectors of the commercial property market.

PROPERTY MISREPRESENTATION, MISDESCRIPTION & FINANCIAL SERVICES ACTS

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Issue 72

Contents

Hull

Introduction	06
Retail	06
Offices	10
Industrial / Land	17

Doncaster

Introduction	25
Retail	26
Offices	26
Industrial / Land	28

Scunthorpe & Grimsby

Introduction	30
Retail	30
Offices	33
Industrial / Land	37

Investment

Investments	42
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Welcome to the **Autumn/Winter 2020** issue of the PPH Property Guide

Welcome to the latest issue of our PPH Property Guide.

The latest publication covers all our current instructions throughout the Yorkshire and Lincolnshire area offering a wide range of opportunities in the industrial, office, retail, development, leisure and investment sectors. As always, our Guide is available free of charge in hard copy (email info@pph-commercial.co.uk or call 01482 648888 to request a copy) and can also be viewed on our website

www.pph-commercial.co.uk

We trust you will find the Guide to be both informative and of interest and if you have any direct property requirements or think that we may be able to assist you in any way then please contact your nearest office.

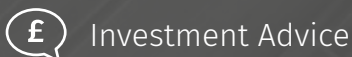
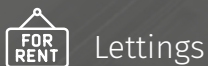


PROPERTY AGENCY

Meet our team of property professionals

PPH Commercial provide concise, accurate advice to a wide range of clients including landlords, tenants, developers, public and private sector organisations. We have a vast amount of knowledge in the Yorkshire and Humber business space market place. Our service is personal and our approach is meticulous, it starts upon initial instruction and finishes when successful conclusions have been reached.

Our services



TOM PENROSE LLB (Hons) MRICS DIRECTOR

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Tom is based in the Hessle Office and heads up the investment team of PPH Commercial and advises a wide range of clients on the acquisition and disposal of all types of commercial property.



BEN COOPER BSc (Hons) MRICS DIVISIONAL DIRECTOR

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Ben is based in the Hessle office and has over 10 years experience in the commercial property sector with particular expertise in office and industrial agency.



IAN BROOKS BSc MRICS DIVISIONAL DIRECTOR

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Ian leads the South Yorkshire agency team, acting for a wide range of clients across all sectors of the market within the very active South Yorkshire market.



NICK PEARCE BSc FRICS
DIRECTOR

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Nick, one of the founders of PPH, leads the office agency team and specialises in the sale, acquisition and letting of office properties in the Yorkshire and Humber region.



BEN MEDHURST BSc MRICS
DIRECTOR

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Ben leads the industrial agency team and has over 25 years experience in the commercial property market specialising in the industrial and logistics sector providing advice on sales, lettings, development and investment transactions.



MATT PENROSE BSc (Hons) MRICS
DIVISIONAL DIRECTOR

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Matt is based in the Hessle office and leads the retail agency department and prepares Energy Performance Certificates, having in excess of 10 years experience in the sector.



DUNCAN WILLEY BSc (Hons) MRICS
DIVISIONAL DIRECTOR

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Duncan is the Director in charge of the Grimsby and Scunthorpe offices and deals with all aspects of commercial property agency across Lincolnshire.



SAM FALLOWFIELD
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Sam joined PPH Commercial in October 2017 and is based at the Scunthorpe office dealing with all classifications of commercial property agency instructions.



ANDREW KNOTT
SURVEYOR

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Andrew handles commercial agency instructions and landlord and tenant matters including lease renewals/ rent reviews largely in the Doncaster area but also extending throughout South Yorkshire.



HULL & EAST RIDING



RETAIL

The **Hull office** of PPH Commercial is based on Hesslewood Business Park and services instructions in North & East Yorkshire and the City of Kingston upon Hull

With all that is going on in the retail sector demand is hard to predict. The shape of the High Street is changing and a number of national retailers are shedding units which is generating a high supply of retail property. Demand however is being generated for smaller units at lower rents particularly those in suburban locations. This has resulted in recent new lettings to both start up businesses and expanding smaller retail chains.

Notable lettings in the last few months are:

To discuss your **retail** requirements contact:

Matt Penrose
01482 626947

Email

matt.penrose@pph-commercial.co.uk



1 St Marys Court, Beverley



108 Newland Avenue, Hull



19 Mill Street, Driffield



10 Prestongate, Hesse



652 Anlaby Road, Hull



Unit 1, 117-119 Walkergate, Beverley



42 Toll Gavel, Beverley



15 The Weir, Hesse



23 South Ella Way, Kirkella



22 Alfred Gelder Street, Hull

BEVERLEY REF 12329/1



St Mary's Court, North Bar Within

- Attractive retail units in charming retail and office development
- Located in prosperous Georgian quarter of Beverley
- Ideal for start up business
- New lease available on competitive terms

TO LET FROM £12,000 PA

BEVERLEY REF 14070/1



Unit 2-3 Cross Street

- 146.78 sq m (1,580 sq ft) Prominent attractive retail unit in Listed Building (Grade II)
- Busy location on the edge of Beverley's pedestrianised retailing area
- Located close to many national traders
- Good vehicular access and loading to the front of the property
- Ideal for many types of use
- Available on new lease

TO LET £29,000 PA

BEVERLEY REF 14066/1



Unit 2, 117-119 Walkergate

- 89.18 sq m (960 sq ft) Very prominent retail unit in prime shopping location
- Located in one of the north's busiest and most prosperous market towns
- Located close to a number of multiple traders
- Available on a new lease
- Rent £17,500 pa
- No VAT

TO LET £17,500 PA

COTTINGHAM REF 13963/1



149 King Street

- 218.78 sq m (2,355 sq ft) Large retail showroom
- Substantial stock room
- Very attractive frontage
- 2 vehicle parking spaces to the rear
- Attractive and popular suburban based location

TO LET £17,500 PA

BEVERLEY REF 13925/1



12 Saturday Market

- 82.22 sq m (885 sq ft) Prominent location in much sought after market town
- Attractive A1/A2 retail accommodation
- Ideal for a variety of occupiers subject to any necessary permissions
- Available via assignment of the existing lease
- Very competitive rental

TO LET £16,000 PA

BEVERLEY REF 13979/1

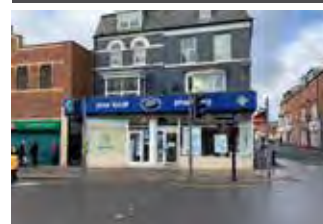


Ground Floor 32 North Bar Within

- Prominent attractive retail unit
- Located in the prosperous Georgian quarter of Beverley
- Frontage of over 20 ft
- Ideal for a variety of business uses
- New Lease available on competitive terms

TO LET BY NEGOTIATION

BRIDLINGTON REF 14030/1



39a/41 Promenade

- 115.75 sq m (1,246 sq ft) Large retail unit with additional storage
- Fitted security shutter
- Flexible lease terms
- Ideal for a variety of occupiers

TO LET £17,500 PA

DRIFFIELD REF 14103/1



Unit 1 The Spencer Centre Mill Street

- 54.07 sq m (582 sq ft) Attractive retail premises
- Busy market town location
- Excellent car parking facilities
- One parking space allocated to the unit
- Available with the benefit of a new lease
- Prominent location directly opposite St John's Road adjacent to Lidl supermarket

TO LET £9,500 PA

ANLABY REF 14125/1



Unit 2 Red Lion Court Wilson Street

- Excellent retail unit within well maintained shopping arcade
- Prosperous West Hull suburb location
- Rear vehicular access and car park
- Conveniently located to Humber Bridge and motorway network

TO LET £5,500 PA

DRIFFIELD REF 14065/1



14 Mill Street

- Corner retail unit of 118.17 sq m (1,272 sq ft)
- Prominent location
- Currently being refurbished
- Suitable for many trades
- Available on new lease

TO LET ON APPLICATION

BROUGH REF 14106/1



59B Welton Road

- Spacious former bank premises
- Much sought after west Hull suburb
- Prominent location on busy retailing parade
- Ideal for a variety of occupiers subject to any necessary permissions
- New lease available

TO LET £15,000 PA

DRIFFIELD REF 13802/1



Unit W Spencer Centre

- 102.56 sq m (1,104 sq ft) Spacious potential retail/workshop unit
- Busy Market town location
- Located close to Lidl Supermarket
- 3 allocated car parking spaces
- Available on a new lease

TO LET £13,000 PA

ANLABY REF 14064/1



28 Wilson Street

- 30.84 sq m (332 sq ft) Lock up retail unit in prominent location
- Located in close proximity to the centre of Anlaby and Haltemprice Leisure Centre.
- Suitable for a variety of occupiers, subject to any necessary permissions

TO LET £7,000 PA

HULL REF 14318/1

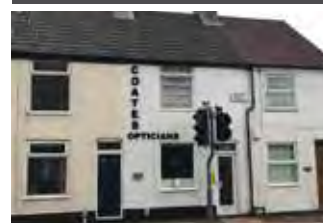


85 Newland Avenue

- 120.96 sq m (1,302 sq ft) Very attractive retail unit undergoing refurbishment.
- Includes first floor three bedroom apartment.
- Busy and much sought after retail location.
- Bustling daytime and evening trade.
- Available on a new Lease.
- Very competitive rent.

TO LET £23,000 PA

COTTINGHAM REF 14197/1



8 King Street

- 55.09 sq m (593 sq ft) Very prominent commercial unit occupied for many years as an opticians
- Good sized ground floor commercial accommodation with rear staff facilities
- Two further rooms to the first floor
- Enclosed rear courtyard with pedestrian access
- Potential for conversion to residential use (subject to any necessary permissions)

FOR SALE £89,500

HEDON REF 13442/1



Unit 2, 17-19 Market Place

- 47.29 sq m (509 sq ft) Attractive prominent ground floor retail unit
- Excellent central location in Hedon Market Place
- Nearby occupiers include Boots the Chemist, Co-Operative, and Copplands Bakers
- Ideal for a variety of users subject to necessary permissions
- Rear vehicular access for servicing

TO LET £10,500 PA

HESSLE REF 14258/1**48 Prestongate**

- 90.02 sq m (969 sq ft) Prominent retail unit
- Very busy, popular west Hull suburb
- Located in pedestrianised shopping street
- Good mix of national and local retailers located close by
- Available on new lease at competitive rental
- Suitable for many types of business

TO LET £12,000 PA**HULL** REF 13667/1**2 Biggin Avenue Shopping Centre, Biggin Avenue**

- 49.7 sq m (535 sq ft) Attractive retail unit on suburban shopping parade
- Heavily populated surrounding residential area
- Rear vehicle access
- Convenient on street parking
- New lease available
- Ideal for a variety of occupiers subject to any necessary permissions required

TO LET £7,000 PA**HULL** REF 13610/1**256-258 Holderness Road**

- 191.84 sq m (2,065 sq ft) Substantial double retail unit
- Located on one of Hull's busiest main arterial roads
- Located close to a number of multiple traders
- Ideal for many types of retail use

TO LET RENT ON APPLICATION**HULL** REF 14154/1**250 Spring Bank West**

- 110.09 sq m (1,185 sq ft) Prominent A2 retail unit
- Refurbished to a high standard
- Substantial passing trade
- Very busy location
- Ideal for many types of businesses
- Available immediately on a new lease

TO LET £8,000 PA**HESSLE** REF 12847/1**13/13A Swinegate**

- 59.08 sq m (636 sq ft) Attractive double fronted retail property. May divide
- Highly visible location
- Close proximity to Hesse Square together with a large public car park
- A3 permission
- Nearby occupiers include Domino's Pizza and the local library

TO LET £11,000 PA**HULL** REF 10980/1**292 Hesse Road**

- 106.88 sq m (1,150.5 sq ft) Attractive vacant former café
- Spacious ground floor area
- Large kitchen and preparation area
- Male, female and disabled WC's

TO LET £11,000 PA**HULL** REF 13599/1**16-20 King Edward Street**

- 621.27 sq m (6,695 sq ft) Substantial retail premises
- Prominent town centre location
- Expansive frontage to King Edward Street
- Large ground floor retailing area
- Spacious basement store
- Fitted goods lift
- Rear vehicle access for servicing

TO LET £45,000 PA**HULL** REF 13876/1**Unit 5 949-953 Spring Bank West**

- 77.57 sq m (835 sq ft) Prominent lock up retail unit
- Substantial passing trade
- Very busy location
- Ideal for many types of businesses
- Available immediately on new lease

TO LET £8,750 PA**HESSLE** REF 13358/1**Unit 3 The Orchard Centre**

- 36.79 sq m (396 sq ft) Excellent location in the heart of Hesse Square
- Car park to the rear
- New lease available
- Ideal for a variety of occupiers, subject to necessary permissions

TO LET £8,500 PA**HULL** REF 14399/1**Unit 2 241-243 Hull Road, Anlaby Common**

- Prominent retail unit
- Ideal for a variety of occupiers subject to permissions
- Highly visible main road location
- Available with the benefit of a new lease
- Rear vehicle access for servicing

TO LET**HULL** REF 13991/1**Old Custom House, Lowgate**

- 247.21 sq m (2,661 sq ft) Very attractive building
- Located with Hull's Old Town
- Available on a new lease
- Substantial premises
- Last used as a restaurant/ bar

TO LET £24,000 PA**MARKET WEIGHTON** REF 12187/1**Ground Floor Retail Unit, Armstrong House, High Street**

- Substantial open plan sales area 614.66 sq m (6,617 sq ft)
- Prominent location
- Rear car park for approximately 50 cars
- Available on a new lease
- Consideration may be given to division of the unit

TO LET £50,000 PA**HULL** REF 14345/1**6 Percy Street**

- 31.21 sq m (336 sq ft) Ground floor retail unit
- Close to established shopping centre and proposed development area
- Available on a new lease
- Very competitive rent

TO LET £3,000 PA**HULL** REF 13716/1**Unit 7 Kingston Retail Park, Holderness Road**

- 371.6 sq m (4,000 sq ft) Very busy shopping development
- Substantial retail premises
- Customer car parking for approximately 120 vehicles
- Other traders on the development include Yorkshire Bank, Barnardo's, Home Bargains, Poundland and McDonalds.

TO LET ON APPLICATION**HULL** REF 11447/1**21 Posterngate**

- Restaurant/ café bar
- Includes two independent one bedroomed apartments
- High Quality refurbished and extended property
- Located in the heart of Hull's historic quarter
- Very rare opportunity

NEW LEASE £25,000 PA**WETHERBY** REF 11099/1**13 Crossley Street**

- 96.89 sq m (1,043 sq ft) Busy location on edge of town centre
- Located adjacent to Sainsbury's Local convenience store
- On site customer car parking
- Suitable for a wide range of retail uses (subject to consents)

TO LET £12,500 PA

FOR SALE / TO LET
Wawne Road, Kingswood, Hull, HU7 5YS

BRAND NEW RETAIL UNITS



Brand new neighbourhood retail scheme comprising 10 retail units and being anchored by a One Stop, Cooplunds and Norwood Vets and is located adjacent to 1,700 new homes being developed by Keepmoat/Strata/HomeGroup. The retail development includes 81 free onsite parking spaces.

- Units from 469 ft² (43.57m²) to 2,881 ft² (267.65 m²)
- Suitable for Class A1, A2 & A3 neighbouring occupiers on the scheme
- Part of a development comprising of 1,700 new homes

.....
FOR MORE INFORMATION CONTACT

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01482 626947
matt.penrose@pph-commercial.co.uk

Tom Penrose LLB (Hons) MIRICS
01482 626901
tom.penrose@pph-commercial.co.uk



WHITEFRIARGATE KINGSTON UPON HULL

welcome to the real high street

Prime shop units in one of Hull's busiest pedestrianised streets.

Retail units from 1,000 to 5,000 sqft plus ancillary accommodation.

Retailers in the area include:

- Deichmann Shoes • Heron Foods
- Thomtons • Boyes • Pandora and many more.

🔄 the quality retail link through Hull city centre 🔄

Call Tom Penrose or Matt Penrose 01482 648888

TO LET





OFFICES

2020 has been a challenging year for the office market. The impact of Covid-19 and the 'work from home' guidance issued by the Government has seen office enquiries down from where we were at the beginning of the year.

Even throughout this difficult year, there have been some significant transactions completed, including the letting of 5,000 sq ft at the former Centrica Offices on St Augustine's Park in Hedon. The space was taken by an international renewables company and a further 5,000 sq ft is available on the first floor in this building.

Other significant transaction includes the letting of 3,000 sq ft in Stonefield House in Hull city centre.

Several deals have also been completed on Scarborough Business Park. A development of over 50,000 sq ft of quality offices. This included the sale of Unit 11 to a local software company.

Towards the end of 2019, Wykeland completed the refurbishment of Minster House, part of the Flemingate development. This was shortly followed by a letting of 3,000 sq ft to Miller Graphics.

Development has also continued in the city centre with the new 20,000 sq ft C4DI @theDock building, which will be completed shortly. This has been built by Wykeland on a speculative basis and there will be suites available from 1,500 sq ft upwards.

Adjacent to this building the new 55,000 sq ft Arco headquarters is also making excellent progress and will be completed in Spring 2021.

Allenby Commercial have acquired the Monocle (formerly known as Europa House) and this will be refurbished to create high quality office accommodation up to 45,000 sq ft and works are due to commence in 2021.

If you would like to discuss how PPH Commercial could assist your business with your office requirements, please contact either Nick Pearce or Ben Cooper at PPH Commercial



Monocle



@The Dock

To discuss your **office** requirements contact:

Nick Pearce
01482 626900

Email

nick.pearce@pph-commercial.co.uk



Anlaby, HU10 6RJ

- Private courtyard
- Lightstream broadband
- Exceptional interior decor
- HD CCTV cameras
- High carpark ratio
- On-site Nursery
- Walking distance from Costa, M&S, Next, Morrisons & more.



www.theblochull.co.uk



Contact: **Ben Cooper**
T: 01482 648888
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Contact: **Charlie Allenby**
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 charlie@allenbycommercial.co.uk
www.allenbycommercial.co.uk
Ref: 6839HO/1

BEVERLEY

REF 13168HO/2



1 Zarya Court Grovehill Road

- Quality office building in close proximity to Beverley town centre
- 252.68 sq m (2,720 sq ft) GIA
- High Quality fit out
- Arranged to provide a combination of open plan and private workspace
- Dedicated car parking

TO LET

£25,840 PA

BEVERLEY

REF 11456HO/1



Crosskill House, Mill Lane

- Modern first floor offices close to Beverley railway station
- Suites from 257.32 sq m (2,769 sq ft) approx
- Private allocated car parking spaces
- Mixture of private and general offices
- Flexible lease term
- Immediate availability

TO LET

ANLABY

REF 14226/1



Suite 1A Faraday House Wolfreton Drive

- Refurbished ground floor office suite of 59.44 sq m (639 sq ft)
- Situated on the edge of the popular suburb of Anlaby
- Excellent road links
- Suspended ceiling, category 2 lighting, newly carpeted and full central heating
- Fitted kitchen and toilet facilities

TO LET

£7,500 PA

ANLABY

REF 13847HO/1



McMillan House, 6 Wolfreton Drive

- Office suite of 42.18 sq m (454 sq ft)
- Popular suburb of Anlaby, close to Morrisons and Marks & Spencer Simply Food Store
- Suites fitted out to a high standard, carpeted, well decorated and centrally heated

TO LET

£5,750 PA

BEVERLEY

REF 13168HO/1



4 Zarya Court, Grovehill Road

- Quality office building in close proximity to Beverley town centre
- 278.7 sq m (3,000 sq ft) GIA
- High Quality fit out
- Arranged to provide a combination of open plan and private workspace
- Dedicated car parking

TO LET

£28,500 PA

BEVERLEY

REF 12581HO/1



Morleys Yard

- 140.95 sq m (1,517 sq ft) ground floor office/retail unit.
- Fully DDA compliant
- Very central location
- Competitive rental terms

TO RENT/ MAY SELL

No 23 REF 11263HO/1

MH

MINSTER HOUSE




23 Flemingate, Beverley, HU17 ONP

- Excellent offices in the heart of the popular market town of Beverley
- Located adjacent to the new Flemingate development
- Following substantial refurbishment offices will range from 1325 sq ft up to 6178 sq ft
- To let on application

Developer

Wykeland
Regeneration for the next generation
 John Gouldthorp
 01482 320968
 jg@wykeland.co.uk
www.wykeland.co.uk

Agent

PPH **01482 648888**
Commercial
 Ben Cooper
 01482 648888
 ben.cooper@pph-commercial.co.uk
www.pph-commercial.co.uk

BEVERLEY

REF 14204HO/1



Crown Works, Lairgate

- Self contained first floor office suite
- 66.28 sq m (713 sq ft)
- Situated off Lairgate, close to Beverley Town Centre
- Private Ground floor entrance
- On site car parking

TO LET

£7,500 PA

BROUGH

REF 14264HO/1



First Floor 60 Welton Road

- First floor office suite 50.97 sq m (548 sq ft)
- Situated close to Brough town centre
- Excellent road links
- Well redecorated
- On-site car parking

TO LET

£9,000 PA

BEVERLEY

REF 13958HO/1



72 Lairgate

- Self-contained ground, first and second floor office suite
- 277.8 sq m (2,989 sq ft)
- Situated on Lairgate close to Beverley town centre
- Assignment of existing lease available

TO LET

£24,000 PA

COTTINGHAM

REF 6835HO/1



Suite 7, 8 & 9, Kings Parade, King Street

- Modern office space next to free public car park
- Suites from 858 sq ft up to 1,614 sq ft
- Fully carpeted and centrally heated
- Open plan office
- Shared entrance with direct access on to King Street

TO LET FROM

£5,000 PA

Humber Enterprise Park

Brough • East Yorkshire • HU15 1EQ

LET

- Modern offices from 2,000 sq ft to over 40,000 sq ft
- Superb location with great road and rail links
- Extensive on site car parking
- Available as suites or individual self contained buildings
- Very Low occupational costs
- Rent from £8.50 per sq ft



For further information and viewings contact: Ben Medhurst

Direct Dial 01482 626910 • Mobile 07710 344603 • ben.medhurst@pph-commercial.co.uk

BridgeHead

Hessle HU13 0DG

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with the emphasis
on park



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From 5,000 sq ft



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Nick Pearce
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nick.pearce@pph-commercial.co.uk
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Wykeland Group
John Gouldthorp
01482 320968
www.wykeland.co.uk
enquiries@wykeland.co.uk

bridgeheadbusinesspark.co.uk

A Wykeland Development

DRIFFIELD REF 14356HO/1**First Floor Offices, 25-26 Market Place**

- First Floor office suite
- 62.77 sq m (675 sq ft)
- Centrally located in busy market town

TO LET £6,000 PA**HESSLE** REF 14275HO/1**First Floor Hasegate House, 15A Prestongate**

- Modern first floor office in popular business area
- Self-contained Office accommodation of 83.50 sq m (901 sq ft) approx
- Car parking space in rear courtyard

TO LET £6,750 PA**HEDON** REF 12287HO/1**St Augustine's Park, Hull Road**

- High quality Corporate Office Headquarters
- Located on edge of Hedon town centre
- 5,005 sq ft (464.96 sq m) approx may divide
- 35 private car parking spaces with an additional facility available if required
- Superb location close to the main docks

FOR SALE/ TO LET**HESSLE** REF 13742HI/1**Unit 32 Priory Tec Park, Saxon Way**

- High quality company offices with 10 car parking spaces
- 132 sq m (1,425 sq ft) approx.
- DDA compliant lift
- Great road links with easy access to Clive Sullivan Way/A63

TO LET £18,850 PA**HESSLE** REF 12097HO/1**Hesslewood Hall, Ferryby Road**

- Serviced offices located some 5 miles west of Hull City Centre with excellent direct road links to the A63/M62
- Superb office environment located in the unrivalled Hesslewood Country Office Park
- Choice of suites full details available from the agents

TO LET**HESSLE** REF 13398HO/1**Ground Floor, Building 2 Saxon Business Park**

- 1,562 sq ft (145.11 sq m) of modern accommodation
- Excellent private car parking with 8 spaces
- Superb road links to A63/M62 and Hull's main Park & Ride

TO LET £18,750 PA**HESSLE** REF 9689HO/1**The Orchard Centre**

- First Floor Offices 108.28 sq m (1,165 sq ft) up to 371.6 sq m (2,924 sq ft)
- Fully refurbished
- Large rear car park
- Attractive glazed atrium entrance
- Available on new lease

TO LET £8,750 PA**HESSLE** REF 14098HO/1**Network House, 3 Saxon Business Park, Owen Avenue**

- 1,504 sq ft to 4,588 sq ft of quality offices
- 24 dedicated private car parking spaces
- Walking distance of Sainsburys, Homebase and HSB bank
- Superb road links and Hull's main park and ride is close by
- Early availability

TO LET £61,500 PA**HESSLE** REF 12119HO/1**Chariot House, 57 Carr Lane**

- Excellent City Centre offices
- 235 sq m (2,528 sq ft)
- Within easy walking distance on bus and railway station and all the main shopping and business facilities
- Fitted out to high standard, with lift access to all floors
- DDA compliant

TO LET ON APPLICATION**HESSLE** REF 13378HO/1**1501 Hedon Road**

- 5,470 sq ft (508.1 sq m) Detached office building
- Prominent position fronting Hedon Road
- Large storage yard of 0.82 acres
- Dedicated on site car parking

TO LET £95,000 PA (MAY SELL)

BLUNDELL CORNER

CUSTOM-FITTED OFFICES TO LET

www.worxspace.co.uk

- 1,980-6,980sqft space available
- Independent entrance for each office
- Custom interior
- Dynamic environment
- Extensive on-site car parking with car charging ports
- Onsite Gym/Daycare
- Secure cycle storage

K2. BOND STREET

SERVICED OFFICES AND CO-WORKING IN HULL

BUSINESS LOUNGE

MEETING ROOMS

BREAK-OUT SPACE

CAFÉ/RESTAURANT

PARKING AVAILABLE

GYM

DEDICATED RECEPTION AREA

24/7 ACCESS

TWIN LIFTS

ROOF TERRACE

Contact: Ben Cooper 01482 648888

K2. Bond Street, Kingston Upon Hull, HU1 3EN

HULL REF 13499HO/1**Ground Floor, 407/409 Beverley Road**

- Superbly fitted out office suite
- 236.68 sq m (2,548 sq ft)
- Highly prominent position
- On site car parking

TO LET £25,500 PA**HULL** REF 9660HO/1**Ground & Second Floor, Cherry Court**

- High profile modern offices
- 2,052 sq m (22,088 sq ft) in all (may divide)
- Located close to Hull's main bus and railway interchange
- Well fitted out including raised floors and air conditioning
- Excellent private car park to rear

TO LET**HULL** REF 12119HO/1**Chariot House, 57 Carr Lane**

- Excellent City Centre offices
- 235 sq m (2,528 sq ft)
- Within easy walking distance on bus and railway station and all the main shopping and business facilities
- Fitted out to high standard, with lift access to all floors
- DDA compliant

TO LET ON APPLICATION**HULL** REF 13378HO/1**1501 Hedon Road**

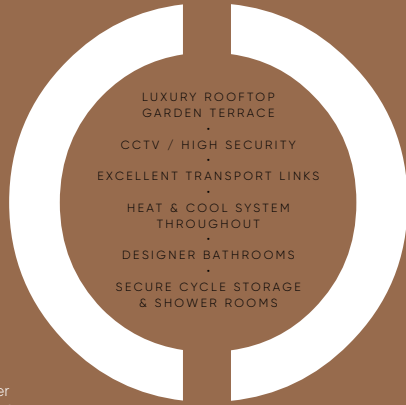
- 5,470 sq ft (508.1 sq m) Detached office building
- Prominent position fronting Hedon Road
- Large storage yard of 0.82 acres
- Dedicated on site car parking

TO LET £95,000 PA (MAY SELL)

REF 13791

MONOCLE

184 FERENSWAY • HULL • HU1 3UT



- LUXURY ROOFTOP GARDEN TERRACE
- CCTV / HIGH SECURITY
- EXCELLENT TRANSPORT LINKS
- HEAT & COOL SYSTEM THROUGHOUT
- DESIGNER BATHROOMS
- SECURE CYCLE STORAGE & SHOWER ROOMS



Ben Cooper
01482 626912
ben.cooper@pph-commercial.co.uk
www.pph-commercial.co.uk



A development by ALLENBY



REF 13882



@TheDock

To Let New Grade A office space in Hull

[C40] @TheDock
Digital Tech Hub

Part of the vibrant Fruit Market

Building A @TheDock, Fruit Market, Hull, HU1 1UU

Offices from 1,500 sq ft to 20,000 sq ft

Ground floor 1,050 sq ft retail/cafe opportunity

Prominent waterside location

Third phase of the @TheDock development



Developer

John Gouldthorp
01482 320968
jcg@wykeland.co.uk
www.wykeland.co.uk

Agent

Nick Pearce
01482 648888
nick.pearce@pph-commercial.co.uk
www.pph-commercial.co.uk



HULL

REF 14119HO/1



Ground Floor, Unit 5b Marfleet Environmental Industries Park

- 70 sq m (750 sq ft) High quality modern offices
- Highly visible location with direct access onto Hedon Road
- Easy access to Hull Dock, City Centre and motorway network
- Solar panels to the roof
- Available for immediate occupation

TO LET £7,500 PA PER SUITE

HULL

REF 12211HO/1



2 Estuary Business Park, Henry Boot Way

- Superb refurbished detached offices
- Located in the heart of one of East Yorkshire's most popular business parks
- Suites from 1,500 sq ft up to 6,132 sq ft

TO LET LOW RENT

HULL

REF 12947HO/1



Bond 31 High Street

- High quality office/studio space
- Suites from 500 sq ft up to 3,000 sq ft
- Excellent location within heart of Hull's old town business town district
- Flexible terms available

TO LET

HULL

REF 12164HO/1



The Mount Retail Park, Holderness Road

- Modern unit of 3,352 sq ft up to 6,426 sq ft approx over 2 floors
- Next to DW Sports and forming part of Mount Retail Park
- Direct frontage to Holderness Road
- 550 car parking spaces on retail park
- Current occupiers include DW Fitness, KFC, Matalan and Asda

TO LET ON APPLICATION

HULL

REF 14290/1



12-13 Bishop Lane

- Two very attractive Georgian properties, fully interconnecting providing very bright office accommodation with huge character.
- Located in one of Hull's Old Town most unspoilt cobbled streets.
- Excellent office accommodation decorated and re-carpeted.
- Huge potential to convert to residential use (subject to any necessary permissions)

FOR SALE £175,000 FREEHOLD

HULL

REF 11228HO/1



New Office Development, Henry Boot Way, Priory Park East

- New office buildings from 2,000 sq ft to 7,000 sq ft approx
- High quality space arranged over 2 floors
- DDA compliant
- Excellent on site private car parking
- Ideal for private investment, SIPP, or owner occupation purposes

FOR SALE

HULL

REF 13670HO/1



Danish Buildings, 44-46 High Street

- Suites from 204 sq ft up to 473 sq ft
- Recently extensively refurbished
- Flexible terms available
- Popular old town location

TO LET FROM £3,060 PA

HULL

REF 11809/1



First & Second Floor, 9 Humber Dock Street

- Fully refurbished to excellent standard
- Superb views over Hull Marina
- Choice of 4 suites from 959 sq ft
- Available late 2018/ early 2019

TO LET FROM £11,510 PA

HULL REF 14259HO/1



Lower Ground Floor, 3 Kingston Square

- 79.71 sq m (858 sq ft) Attractive accommodation located within Grade II listed building
- Excellent location overlooking Kingston Gardens
- Very well fitted out, maintaining many of the buildings most attractive period features
- Mixture of private and general offices
- Within easy walking distance of all Hull City Centre's business, transport and shopping facilities

TO LET £7,500 PA

HULL REF 10872HO/1



2 Percy Street

- Ground, First and Second Floor Offices
- 110.62 sq m (1,190 sq ft)
- Prominent central location
- Easy walking distance of all the main shopping and transport facilities offered within the city centre

TO LET ON APPLICATION

HULL REF 12752HO/1



3rd Floor Royal Insurance House, Lowgate

- Modern city centre offices
- 2,620 sq ft approx
- Open plan space with high level of natural light
- Superb location
- Newly carpeted and decorated as required
- Incentives available

TO LET £6 PER/ SQ FT

HULL REF 5185HO/1



Carmelite House, Posterngate

- Various suites ranging from 102.13 sq m (1,099 sq ft)
- Attractive city centre offices fitted to a high standard
- Open plan and general office areas
- Carpeted and well decorated throughout
- Forecourt car parking spaces available

TO LET FROM £9,600 PA



NORWICH HOUSE

Savile Street | Hull | HU1 3ES

FINAL 2 SUITES REMAINING





SCAN THE QR CODE FOR A FULL TOUR



FOURTH FLOOR
1,500sq ft. - 3,260sq ft.

PPH 01482 648688
0800 500000

Ben Cooper
Nick Pearce

- 2 Suites remaining
- Can be split into 2 suites or let as a whole
- Prominent central Hull location

Ref: 4135HO/1

DUNEDIN HOUSE

ALBION STREET / PERCY STREET




TO LET LAST SPACE

- Refurbished to an excellent standard including air conditioning
- Easy walking distance of all the main shopping and transport facilities offered within the city centre
- Lift served offices
- 147.3 sqm (1,586 sq ft) to 920.5 sqm (9,909 sq ft) in various office suite sizes
- 2 spacious retail units: 290 sqm (3,120 sq ft) & 155 sqm (1,668 sq ft)
- On site car parking

FOR FURTHER DETAILS CALL NICK PEARCE 01482 626900 or BEN COOPER 01482 626912

HULL REF 11122HO/1




Regus Serviced Offices, Norwich House

- Single rooms to large suites available New serviced office centre
- Offices to suit all businesses from hot-desking to large suites
- Central location, close to train station
- Meeting rooms
- High Speed internet access
- Break out areas

TO LET

HULL REF 13111/1




Meridian House 4, Colt Business Park, Scarborough Street

- Self-contained offices, workrooms and stores
- 336.06 sq m (3,618 sq ft) approx
- Modern space at competitive terms
- Prominent location
- Private parking

TO LET £5 PER/ SQ FT

The Beacon



Office Four
3,300 to 10,463 sq.ft
For Sale/To Let

Office Four, The Beacon, Brighton Street, Hull


- A headquarter location
- Grade A premium office building
- One of only four exclusive buildings
- Located at the gateway to Hull on the main route into the city
- Over 45,000 vehicles pass The Beacon each day
- Local amenities for staff located on the doorstep, including shops and a supermarket
- Excellent public transport services for your team

REF 13845



FOR FURTHER DETAILS CALL
NICK PEARCE 01482 626900 or
BEN COOPER 01482 626912

WILLERBY REF 11941HO/1




Building 5 Albion Mills Great Gutter Lane

- High quality new build office space of 483.35 sq m (5,203 sq ft)
- DDA compliant
- Comfort cooling/heating
- Located just off A164 approximately 1 mile west of the Humber Bridge
- Superb on site car parking
- New build, built to a very high specification

TO LET

HULL REF 13307HO/1



1 Silvester Square, The Maltings

- Superb offices in Hull's unique city centre village
- Fitted to good standard throughout
- Attractively refurbished shared reception entrance with security controlled access
- Available as a whole or in two suites - 1,504 sq ft to 4,819 sq ft approx.
- Onsite car parking

TO LET FROM £15,000 PA

ANCHOR HOUSE

MODERN, REFURBISHED SPACE AVAILABLE WITHIN A HISTORIC SETTING AT THE CENTRE OF THE CITY



TO LET

ANCHOR HOUSE THE MALTINGS, SILVESTER STREET, HULL, HU1 3HD FULLY REFURBISHED

The offices have undergone a major refurbishment and consist of:

- New high quality reception
- Door controlled entry system to building
- Lift to all floors
- Refurbished common areas
- Quality office suites
- Onsite car parking
- CCTV controlled environment
- Immediate availability



FIRST FLOOR
1365 sq ft (126.81 sq m)

THIRD FLOOR
9,650 Sq ft (896.5 Sq m)
(will divide)

CONTACT US NOW! - NICK PEARCE OR BEN COOPER: 01482 648888



TWO HUMBER QUAYS

With a superb waterfront location and outstanding internal specification, Two Humber Quays is Hull's landmark, prestige office development.

- Space available from 1.932sq ft 11,459sq ft
- Overlooking the marina, with spectacular views across the estuary
- Computer controlled comfort cooling
- Full time commissionaire
- Excellent transport links and on-site car parking

For full details of remaining accommodation and generous financial incentives, please contact our agent:



Nick Pearce

nick.pearce@pph-commercial.co.uk
01482 626900

Ref: 10426HO/1

HULL

REF 14185HO/1



Suite 4 The Shine Knowledge & Innovation Centre, St Mark Street

- 115.2 sq m (1,240 sq ft) Extensively fitted office suite including air conditioning
- Mixture of partitioned private and general office space
- Excellent location with good road links
- Electronically controlled secure entrance
- Dedicated on site car parking

TO LET £12,000 PA

NEWPORT

REF 142239HO/1



4 Innovation Drive, Greenpark Business Park

- Excellent ground floor office suite
- Superb accessibility
- Located directly off Junction 38 of the M62.
- Gross internal area: 42,10 sq m (453 sq ft)
- Extremely energy efficient
- Two dedicated car parking spaces
- Immediate availability

TO LET £6,500 PA

NORTH FERRIBY REF 14044HO/1



Ferriby Hall, High Street

- Excellent office space in superb setting
- 40,30 sq m (432 sq ft)
- Private car parking
- Secure electronic controlled ground floor entrance
- All suites available on an inclusive basis
- Available immediately

TO LET

HULL

REF 14369HO/1



Suite 8a Marina Court Castle Street

- Very prominent and prestigious city centre office complex overlooking Hull Marina
- Superb road links being adjacent to the A63
- 91.57 sq m (985 sq ft)
- 3 Allocated car parking spaces

TO LET £12,900 PA

HULL

REF 9576HO/1



Trinity House Chambers 12 Trinity House Lane

- Excellent fully refurbished office suites of 54.99 sq m (592 sq ft) up to 207.63 sq m (2,235 sq ft) approx
- Fitted out to a high standard
- Intercom Entrance
- Located in the heart of Hull's old town business district

TO LET FROM £4,150 PA

NEWPORT

REF 14073HO/1



Suite 14 Innovation Drive, Greenpark Road

- 84 sq m (904 sq ft) modern office suite
- Decorated and carpeted to a high standard
- Board Room, WC/ Shower room & air conditioning
- 5 external car parking spaces
- Available on flexible lease terms

TO LET £13,500 PA



- Fully serviced business centre situated in excellent location just off the A63
- "View today move in tomorrow"
- Easy in - Easy out terms
- Suites from 14,86 sq m (160 sq ft) up to 374 sq m (4,028 sq ft)
- Now under full refurbishment
- Meeting room 1 suitable for up to 14 people
- Meeting room 2 suitable for up to 8 people
- Extensive on site car parking

MELTON COURT • GIBSON LANE

TO LET

REF 11529HO/1



INDUSTRIAL

2020 has been a strong year for the industrial and land markets within the Hull and East Riding region, despite general uncertainty surrounding Covid and Brexit. The demand for industrial space has been good through 2020 and will continue to remain strong going forward. PPH Commercial have concluded a number of significant transactions during the course of the last 12 months, some of which are summarised below.

PPH Commercial sold the freehold interest in the 23 acre site on National Avenue with over 675,000 sq ft of former production space. The site has been acquired by a developer from the north west and refurbishment plans are well advanced, with space likely to be available from the middle of 2021. PPH Commercial have been retained by the new owners of the site to market the refurbished accommodation, which will provide units of 15,000 up to 150,000 sq ft and will be available on a leasehold basis only.



Ideal Standard Site, National Avenue, Hull

PPH Commercial have just sold the freehold interest in Unit 2 Layerthorpe Road, Priory Park East, Hessle. The site was a former Nationwide Accident Repair facility that has been acquired by Hull based Robson Refrigeration as part of their expansion proposals.



Unit 2 Layerthorpe Road, Priory Park East, Hessle

Thomas Street in Hull is an 18,000 sq ft workshop and office facility that was acquired by Essential Estates in early 2020. The property was refurbished and put back to the market and a letting has just completed to Sunseeker Holiday Homes for the manufacture of caravans on the site.

PPH Commercial are delighted to be advising Vengrove in relation to the marketing of the Tokenspire Business Park at Beverley. Vengrove are carrying out a programme of refurbishment on the existing industrial space on the site and about to start the construction of some speculative trade and industrial units. A number of transactions have been completed recently on Tokenspire, where PPH Commercial are acting with joint agents, Garness Jones, in relation to the vacant space.

Demand for trade counter units and smaller industrial units remain strong with a limited supply of suitable accommodation available in the market place. The fundamentals in the market place will ensure that demand continues to be strong with a limited supply of suitable industrial accommodation available. 2020 will be another good year for industrial accommodation within the Hull and East Riding region.

To discuss your **industrial** requirements contact:

Ben Medhurst
01482 626910

Email

ben.medhurst@pph-commercial.co.uk



BEVERLEY REF 13503HI/2**Unit 24 Tokenspire Business Park, Hull Road**

- 359.15 sq m (3,866 sq ft) Private yard
- Site services include full time Security Guard
- Ancillary office accommodation
- Available following refurbishment to include a new roof
- Part of a busy Business Park with trade retailers nearby

TO LET £20,000 PA**BRIDLINGTON** REF 14041HI/2**Unit 3 Bessingby Way**

- 2,251.99 sq m (24,241 sq ft) Detached multi functional industrial space
- Office and staff facilities
- Loading via x2 sliding steel doors
- Forecourt parking
- Freehold interest available for sale

FOR SALE**BRIDLINGTON** REF 14055HI/1**Lancaster Road Carnaby Industrial Estate**

- Multi Functional industrial space from 3,804 to 84,738 sq ft
- Refurbished office and staff facilities
- Building can be subdivided
- Additional yard space available by separate negotiation
- Available on flexible lease terms
- Total site area is 7 acres

**TO LET** £3 PER/ SQ FT**BEVERLEY** REF 13503HI/6**Unit 21 Tokenspire Business Park, Hull Road**

- 279.54 sq m (3,009 sq ft)
- Available from July 2020
- Internal Offices & staff facilities

TO LET £23,000 PA**BRIDLINGTON** REF 14041HI/3**Unit 6 Bessingby Way**

- 956.96 sq m (10,301 sq ft) Multi functional industrial building
- Rear workshop
- All mains services to the building
- Loading via front and side elevations
- Freehold interest available for sale

FOR SALE £155,000**BROUGH** REF 14052HI/1**Land West End Of Saltsgrounds Road**

- Suitable for a variety of leisure, residential and office uses, subject to full formal planning consent
- All mains services are available in Saltsground Road
- 2 acre freehold development site
- Good vehicle access to the site via local road network
- Brough station is an approximate 2 minute walk from the site

**FOR SALE ON APPLICATION****BRANDESBURTON** REF 7509HI/1**Partings Business Park, Catfoss Lane**

- Development site approx 2.63 Hectares (6.5 Acres)
- Design and build opportunities
- Industrial units from 279 sq m (3,000 sq ft) to 975 sq m (10,500 sq ft)

ALL ENQUIRIES**BRIDLINGTON** REF 1277HI/1**Lancaster Road Carnaby Industrial Estate**

- Planning consent granted for the erection of 10 industrial units extending to 1,707.5 sq m (18,379 sq ft) in total
- Available either for sale or to let
- Units available from 163.4 sq m (1,760 sq ft)
- Dedicated on site car parking
- Inbuilt offices

FOR SALE/ TO LET**BRIDLINGTON** REF 14041HI/1**Unit 1 Bessingby Way**

- Freehold workshop, office and warehouse space of 12,433 sq ft
- Forecourt parking
- Side and rear vehicle access and servicing
- Good specification office space
- Could split into smaller units

FOR SALE £185,000 FREEHOLD**BRIDLINGTON** REF 14132HI/1**Northgate Site, Lancaster Road, Carnaby Industrial Estate**

- Former vehicle sales facility of 8,396 sq ft
- Large site area of 1.6 acres
- Extensive range of workshop and office facilities
- Would suite various commercial occupiers
- Available immediately on a new lease

TO LET £35,000 PA

The Yorkshire Waterways Museum The Dutch Riverside



- 599.3 sq m (6,451 sq ft) Attractive building in Riverside location
- Huge potential for alternative uses
- Premises held on long ground lease

LEASE FOR SALE
£100,000

REF: 13440/1



Larsen Trade Park

TO LET

LARSEN TRADE PARK | J36/M62 | LARSEN ROAD | GOOLE | DN14 6XF

- Fully refurbished
- Dedicated service yard and car parking
- Eaves height of 4.5 metres
- Established trade counter location



REFURBISHED INDUSTRIAL/TRADE COUNTER UNITS FROM **4,628 SQ FT** UP TO **10,949 SQ FT**

For further information or to arrange a viewing, please contact:

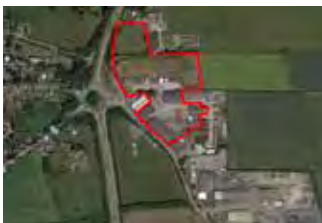
PPH Commercial

Ben Medhurst ben.medhurst@pph-commercial.co.uk

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

DRIFFIELD

REF 13732HI/1



Catwick Lane Industrial Estate Brandesburton

- Industrial Estate of 53,668 sq ft
- Total site area 9.51 acres
- Scope for further development, subject to planning
- Available for sale with vacant possession
- Offers in excess of £2.4M for the freehold interest

FOR SALE £2,400,000

DRIFFIELD

REF 14336HI/1



10 Pexton Road Kelleythorpe Industrial Estate

- Multi functional light industrial unit of 192 sq m (2,067 sq ft)
- Secure, dedicated service yard
- Located on Driffields largest industrial estate
- 3 phase electricity supply
- Available immediately on a new lease
- Further details from the sole agents

TO LET £22,000 PA

DRIFFIELD

REF 14375HI/1



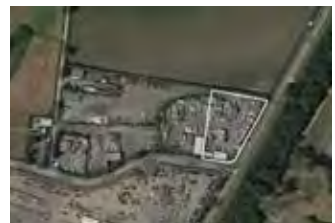
Unit 54 Warfield Road Kelleythorpe Industrial Estate

- Multi functional light industrial unit of 186 sq m (2,002 sq ft)
- Fully fenced and gated enclosed yard of 0.66 acres
- Located on Driffields largest industrial estate
- Available immediately for sale or to let
- Full details available from the agents

FOR SALE £325,000/TO LET £27,500 PA

SELBY

REF 14382HI/1



Roall Lane Eggborough

- 1.5 acre yard with modular office and staff facilities
- Direct access onto the A19
- 2 miles north of junction 34 on the M62
- Fully fenced, enclosed and gated
- Available to rent from 1st January 2021

TO LET £30,000 PA

DRIFFIELD

REF 13869HI/1



New Industrial Units, Skerne Park

- New build light industrial/ trade units
- 2,540 sq ft up to 7,620 sq ft
- Available immediately
- Service yard and onsite parking

TO LET £12,700 PA PER UNIT

HULL

REF 14192/1



Amy Johnson Way, Wawne

- Development site
- 0.7 acres
- Part of huge residential development for approximately 7,000 new houses
- Located close to Monks Way Retail Park
- Planning permission granted for full scheme and available for early commencement on site
- Freehold

FOR SALE £250,000 FREEHOLD

HULL

REF 9256HI/1



Unit 3 Stoneferry Trade Park, Ann Watson Street

- Modern trade counter unit of 4,044 sq ft
- Highly visible trade park location
- Central location with good road links
- Incentives available
- Available to let on new lease

TO LET

HULL

REF 13857HI/1



Unit 6 Bergen Way, Sutton Fields Industrial Estate

- 756.58 sq m (8,144 sq ft) Multi functional detached industrial unit
- Excellent, modern specification
- Located in prominent position
- All mains services available to the unit
- Previously used by a trade counter operator
- Available from May 2020

TO LET £41,000 PA

HULL

REF 13871HI/1

**Cannon Street**

- 650.49 sq m (7,002 sq ft) Multi-functional industrial unit
- Prominent position
- Good level of office and staff facilities
- All mains service available
- For sale with full vacant possession

FOR SALE £275,000 LONG LEASEHOLD INTEREST**HULL**

REF 14330HI/1

**Unit 6 Central Park, Cornwall Street**

- Multi functional industrial unit 428.7 sq m (4,615 sq ft)
- Vehicle access via full height roller shutter door
- Centrally located with good road links
- On site CCTV security system

TO LET £18,500 PA**HULL**

REF 14093HI/1

**Unit 9 Ipark Innovation Way**

- Warehouse of 1,522 sq m (16,386 sq ft)
- High quality design & specification
- Excellent access and road links
- Would suit numerous occupiers including trade counter, manufacturing or storage and distribution
- Available from 1st Jan 2021

TO LET £93,000 PA**HULL**

REF 13730HI/1

**Unit 2 Amsterdam Road Sutton Fields Industrial Estate**

- Multi functional industrial unit of 26,422 sq ft
- Self contained fully fenced enclosed site
- High quality office fit out
- Fully refurbished to a high standard
- Available to let on new lease

TO LET £125,000 PA**HULL**

REF 14131HI/1

**Unit 10 Ipark Industrial Estate Innovation Road**

- Warehouse of 2,048 sq m (22,046 sq ft)
- High quality design & specification
- Excellent access and road links
- Would suit numerous occupiers including trade counter, manufacturing or storage and distribution
- Available from 1st Jan 2021

TO LET £125,000 PA**HULL**

REF 13892HI/1

Unit 6 Kingston International Business Park Hedon Road

- Modern distribution facility of 5,809 sq m (62,532 sq ft)
- Two storeys of high quality offices 375 sq m (34,037 sq ft)
- The building has two fully automated dock levellers.
- Large service yard and dedicated car parking area.

**TO LET £228,000 PA****HULL**

REF 13304HI/1

**Arrow Industrial Premises, 930 Hedon Road**

- 1,300.6 sq m (14,000 sq ft) Multi functional industrial/warehousing space
- Minimum eaves height of 5.5m
- High level of good quality office fit out
- Three phase electricity
- Good access to Hedon Road, Hull Docks and Hull city centre
- Available immediately on a new lease

TO LET £77,000 PA**HULL**

REF 13054HI/1

**Copenhagen Road, Sutton Fields Industrial Estate**

- Freehold Industrial and Office complex in prominent location
- Excellent road links
- Over 23,000 sq ft of quality space
- Extensive car parking, service yard and circulation areas

FOR SALE £950,000**HULL**

REF 14027HI/1

**Unit 10 Marfleet Environmental Industries Park, Hedon Road**

- 30,000 sq ft of new industrial space
- 8 m to eaves
- The site has direct access onto Hedon Road
- Solar panels to roof
- Immediate availability

TO LET £150,000 PA

Industrial Development Site

**Kingston Parklands, Hedon Road, Hull,
East Yorkshire HU9 5NX**

Upon the Instructions of Stoneferry Estates Ltd



For Sale/ To Let



- 11 acre Industrial Development site
- Design and Build opportunities available
- Enterprise Zone Status
- Existing parkland setting

The Hesslewood Estate
Ferryby Road, Hessle, Hull, HU13 0LG
01482 648888 pph-commercial.co.uk

Ben Medhurst | 01482 626910
ben.medhurst@pph-commercial.co.uk
Ben Cooper | 01482 626912
ben.cooper@pph-commercial.co.uk

Chartered Surveyors & Commercial Property Consultants

Ref 10164HI/1

**THE POINT • PRIORY PARK EAST
HENRY BOOT WAY • HULL**

FOR SALE / TO LET



- High profile location
- Industrial/ Storage and Distribution
- Mains Infrastructure in place
- Design and Build Opportunity
- 5,000 sq ft up to 25,000 sq ft
- On Site Parking

For more information Call 01482 648888

Ref 13166HI/1

Mancell Works Marfleet Lane HULL

- 3,076.57 sq m (33,117 sq ft)
Industrial unit of 31,360 sq ft
- Offices of 1,657 sq ft
- Located close to Hull's main docks
- Extensive yard and expansion land
- Multi functional unit
- Fully fenced and gated site
- Recently refurbished



TO LET
£98,500 PA

Ref 13656HI/1

HULL

REF 10663HI/1



Industrial, National Avenue

- Industrial building of 8,679 sq m (93,417 sq ft)
- Site area 4.55 acres
- Significant external yard area
- Would suite manufacturing and warehousing uses
- May sell, further details from the sole agents

ALL ENQUIRIES

HULL

REF 14046HI/1



20 West Dock Avenue

- Detached multi-functional industrial unit
- 619.2 sq m (6,664 sq ft approx.)
- Large fenced yard area. Well fitted out.
- Excellent road communication links
- Immediate availability

TO LET

£34,000 PA

HULL

REF 14088HI/1



64 Scarborough Street

- 1,368 sq m (14,725 sq ft) of industrial space
- 2 floors of high quality office accommodation
- Air conditioned offices
- Fully fenced, secure site
- Accessible west Hull location
- Available immediately on a new lease

TO LET

£60,000 PA

HULL

REF 14277HI/1



220 Leads Road

- 724.62 sq m (7,800 sq ft) Multi functional industrial unit and offices
- Large, self contained yard of 1.37 acres
- Accessible east Hull location
- Single storey office block
- Available on a new lease from 1st Jan 2021
- The freehold interest may be for sale

TO LET £45,000 PA (MAY SELL)

HULL

REF 12667/1



4a & 4b Medina Park, Stoneferry Road

- Units of 10,323 sq ft and 6,168 sq ft High profile position on Stoneferry Road
- 2 storey building with showroom, offices and warehouse
- Located on dedicated Trade Park
- Other occupiers include Tool Station, Topps Tiles
- Shared service yard

TO LET

£4.50 PSF

HULL

REF 14349HI/1



Unit 6-8 Ropery Park, Ropery Street

- Industrial/Trade unit of 845.26 sq m (9,098 sq ft)
- Office fit out and staff facilities
- Shared service yard and secure car parking
- In built mezzanine and trade counter

TO LET

£54,000 PA

Total of 11.63 acres (4.71 hectares) of land with current planning permission for 100 residential units and expired hotel permission



Burton Waters

LINCOLNSHIRE

Extending to approximately 140 acres, Burton Waters is one of the UK's most outstanding mixed use residential and leisure developments. The original development commenced in 1999 and is centred around probably the country's most prestigious purpose built inland marina.

Following initial construction of the Marina in 1999, prestigious developments have followed, which include;

- A marina with mooring for over 200 boats
- Over 300 prestigious houses and apartments
- Outstanding restaurant and eating facilities
- On site retail offering
- Residential care facilities
- Lake Shore A 20 acre residential park
- Fishing Lodges
- David Lloyd indoor leisure and tennis centre
- Woodcocks public house and restaurant



Find out more...

Tom Penrose

01482 626901

tom.penrose@pph-commercial.co.uk

Matt Penrose

01482 626947

matt.penrose@pph-commercial.co.uk



Mixed Use Premises/Potential Development Site
(Subject to Planning)

FOR SALE



Former Npower Premises

Clough Road, Hull, HU5 1SN

5.98 ACRES

Property Highlights:

- Mixed Use Site extending to 5.98 acres
- Good prominence to main Clough Road
- Low site density
- Three storey office block
- Workshop/Depot space
- Modern Industrial unit



Availability

The property will be available for occupation in Spring 2021 and for further information or to arrange an inspection please contact the following:

Ben Medhurst

M: 07710 344 603

E: ben.medhurst@pph-commercial.co.uk



PROPERTY MANAGEMENT

MEET THE TEAM

Pro actively managing
client's assets

Our services



Property & Asset Management



Service Charge Management



Facilities Management



Lease Consultancy



Management Accounting/Reporting



Vacant Property Management



For a **FREE
CONSULTATION**,
contact Tom
Bell, Head of
Management

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Our specialist Property and Asset Management team provides bespoke and innovative services which add value and enhance our clients investments.

Our clients range from private domestic landlords to international investment companies.



Most active Managing Agent in the Region



Regional not just Local coverage



Switching is easy



Bespoke services

Recent Appointments include:

Hull



Saxon Business Park

Multi-occupied Office Park
Now under Full Management

Scunthorpe



Meridian House

Largest Privately owned office building in North Lincolnshire
Recent letting completed to NHS Foundation Trust
Now under Full Management

Sheffield



Jessops, Riverside

Single occupation to blue chip company
Acquired for clients
Now under Full Management

Ref 13623

HIGH QUALITY FOOD PROCESSING PRODUCTION UNIT

WITTY STREET, KINGSTON UPON HULL,
EAST YORKSHIRE, HU3 4TT



- Purpose built food preparation production unit
- 3,437 sq m (37,000 sq ft)
- Excellent access to A63, M62 motorway network and all of Hull's docks
- Fully fenced service yard with separate staff car parking
- Erected in 1991 to a very high specification
- Finished to a high standard
- Plant and equipment available by separate negotiation
- Immediately available
- Rare freehold opportunity



FOR SALE **£2.5 million plus VAT.**

Call **01482 648888** to find out more



Euroway Business Park, Stonepit Lane

- Office buildings from 2,500 sq ft to 15,000 sq ft approx.
- Industrial space from 5,000 sq ft to 40,000 sq ft approx.
- Superb road links just off A63/M62
- Mature tree lined setting
- Design & build opportunities available as well as speculative units
- Available to buy or rent

REF 11119H0/1

LOOKING FOR MORE INFORMATION ON OUR PROPERTIES?

Download full property particulars online at

www.pph-commercial.co.uk



DONCASTER

The **Doncaster office** of PPH Commercial is located at Richmond House, Sidings Court which is a modern office park on the White Rose Way corridor with easy links to the town centre and junction 3 of the M18



RETAIL

The Doncaster retail market is facing the same challenges as all major town centres but is benefitting from proactive local authority involvement which has upgraded major thoroughfares including the railway precinct, Hall Gate and Silver Street along with other major initiatives to provide more user friendly experiences for local businesses and visitors alike.

Notwithstanding the Covid 19 challenges lettings, of high street and secondary retail units are achievable providing landlords are realistic in terms of rental expectations and tenants are offered termination options in lease agreements.

PPH Commercial have units on the market in Wood Street, Hall Gate, St Sepulchre Gate West and Bowers Fold of various sizes and welcomes any interest in its vacant stock with a view to discussing realistic lease terms and encouraging the take up of space.



OFFICES

The Doncaster office market has benefitted from little new development in recent years leading to limited availability of space on the edge of town centre business parks at the present time.

PPH Commercial has recently completed lettings of offices suites at Pro Active House, Premier House, Barclays Court and on the Richmond Business Park which has reduced stock levels in the short term and new instructions are welcomed to satisfy potential occupier interest.

Town Centre office space in the professional quarter off South Parade remains of interest to the market if suitably priced for sale/ rent. PPH Commercial recently completed the sale of 8 South Parade and have received instructions to let 6 Albion Place, South Parade which is a substantial period building on 4 floors with a total useable floor area of 2,715 sq ft approx and a ground floor office suite at Springfield House, Albion Place measuring 900 sq ft approx.

To discuss your **retail** requirements contact:

Andrew Knott
01302 640350

Email

andrew.knott@pph-commercial.co.uk



To discuss your **office** requirements contact:

Ian Brooks
01302 640352

Email

ian.brooks@pph-commercial.co.uk





RETAIL

DONCASTER REF 14367/1



60 Hall Gate

- Well placed town centre retail/professional office unit with upper floor offices/stores.
- Net useable floor area of 121.36 sq m (1,307 sq ft).
- Affordable rent/well presented.
- Open plan ground floor layout for flexible use.
- Available for immediate occupation.

TO LET £12,500 PA

DONCASTER REF 11891/1



73/79 St Sepulchre Gate

- Excellent town centre location close to the Frenchgate Shopping Centre
- 269.59 sq m/2903 sq ft approx
- Open layout with substantial basement stores
- Prominent frontage with excellent footfall
- Available on new lease

TO LET / MAY SELL

BALBY REF 12979/1



Office Suites, Oak Tree Lodge Woodfield Park Tickhill Road

- From 728 sq m (78 sq ft) to 122.25 sq m (1315 sq ft)
- Well positioned space within close proximity of motorway networks
- Ideal for business start-ups/small business uses
- Available on flexible lease terms

TO LET

BALBY REF 13950/1



4 Sandford Road

- Fronting A630 Balby Road corridor
- Retail unit of 687 sq m (927 sq ft)
- Workshop/ Stores 137.54 sq m (1,4781 sq ft) approx
- Available as one or two separate units
- Easy access to town centre and A1

TO LET

DONCASTER REF 12254/1



62 Hallgate

- Prominent town centre shop unit with ancillary offices/stores
- Usable floor area of 993 sq ft approx.
- High profile town centre location with busy footfall
- Suitable for most retail operators/professional office users
- Immediate availability on new lease

TO LET £13,500 PA

DONCASTER REF 14135/1



Ground Floor, 86 St Sepulchre Gate

- Prominent ground floor lock up shop unit within Doncaster town centre
- Useable floor area 55.57 sq m/598 sq ft approx
- Suitable for flexible retail use
- Short walking distance from the Frenchgate shopping centre and bus/railway station
- Currently no business rates for qualifying tenants

TO LET £8,750 PA

BARNSELY REF 13601/1



Acorn Business Park, High Street, Grimthorpe

- Well located office premises on an established business/industrial park
- Office suites from 97.12 sq m (1046 sq ft) to 366.62 sq m (3948 sq ft)
- Part of the Dearne Valley commercial corridor with easy linkage to the A1(M) and the M1

TO LET FROM £6,250 PA

DONCASTER REF 13754/1



17 And 29 Bowers Fold

- 2 retail units in the busy Bowers Fold Arcade within Doncaster town centre
- Unit 17 - 20.98 sq m/226 sq ft
- Unit 29 - 49.57 sq m/533 sq ft
- Close to the renowned Doncaster market
- Immediately available on new lease

TO LET £5,720 PA

DONCASTER REF 14141/1



99 Scrooby Road

- 44.5 sq m (479 sq ft) Flexible retail unit in busy neighbourhood parade
- Suitable for a variety of different businesses
- Free car parking close by
- Good footfall
- Affordable rent
- Immediately available on new lease

TO LET £7,500 PA

DONCASTER REF 12732/1



New Retail Unit Smalleys Garage Selby Road Thorne

- High profile retail opportunity with frontage car parking
- Net internal floor area of 57.05 sq m/ 614 sq ft approx
- Close proximity to Thorne town centre, Junction 6 of the M18 and Capitol Park
- Open floor area to suit most retail user requirements

TO LET £10,000 PA

DONCASTER REF 13880/1



Ground Floor, Springfield House, 1-2 Albion Place

- Period building in prominent location within the town's professional offices quarter
- Close to Doncaster town centre
- Net internal floor area of 83.61 sq m (900 sq ft) approx.
- 8 car parking spaces

TO LET £12,000 PA

DONCASTER REF 12933/1



10/10A Chequer Road

- Extended retail unit/ flat with usable floor area of 242.85 sq m (2613 sq ft) approx.
- Likely to be of appeal to owner occupiers or investors for rental purposes
- Retail unit affords good size sales area with rear workshop/stores and basement space

FOR SALE £157,500

DONCASTER REF 14276/1



5 Wood Street

- 32.98 sq m (355 sq ft) Competitive rent
- Prominent retail location
- Open plan sales area
- Available for immediate occupation subject to lease

TO LET £5,200 PA



OFFICES

DONCASTER REF 14138/1



6 Albion Place, South Parade

- Prominent period style office building fronting South Parade
- Net internal floor area of 252.25 sq m (2,715 sq ft) approx
- Views over Town Fields to the rear
- Five garages and three car parking spaces
- Well regarded professional area within easy walking distance of the town centre

TO LET £19,500 PA

BENTLEY

REF 14278/1

Belmont House, 75 Church Street

- Refurbished office accommodation
- Usable floor area, 136.54 sq m (1470 sq ft)
- Off-road parking available
- Good transport links and accessibility
- Short distance to shops and other facilities in Bentley town centre
- New lease available
- Available freehold

**TO LET £8,000 PA/FOR SALE £130,000****DONCASTER**

REF 13316/1

**Balby Court, Business Campus, Balby Carr Bank**

- Suites available from 156 sq ft to 885 sq ft
- High quality serviced office accommodation
- Art Deco period office building
- Excellent location close to Junction 3 of M18
- Ample on site car parking
- Individual rooms available from £50 per week

TO LET**DONCASTER**

REF 12757/1

**Ground & First Floor, Kelham Street**

- Ground floor suite measuring 104.03 sq m/1120 sq ft approx.
- First floor suite measuring 136.58 sq m/1471 sq ft approx.
- Fit out includes suspended ceilings with inset lighting and gas fired central heating
- Open/flexible space suitable for most office requirements

TO LET**DONCASTER**

REF 12189/2

**Upper Floor, Colonnades House, Duke Street**

- Fully refurbished office space within Doncaster town centre close to the Frenchgate Shopping Centre and Railway Station
- Usable floor area of 654.66 sq m (7047 sq ft) approx.
- Zoned air conditioning and Wi-Fi enabled
- Open plan layout for flexible use
- Underground car parking provision

TO LET £53,000 PA**DONCASTER**

REF 13940/1

**12 Sea King Drive, Fountain Court**

- High quality, ground floor office suite
- Excellent location fronting Hayfield Lane on a recently completed edge of airport business park
- Total usable floor area of 53.51 sq m (576 sq ft) approx.
- Three dedicated car parking spaces
- Open plan/flexible layout
- No business rates payable for qualifying occupier

TO LET £6,750 PA**DONCASTER**

REF 13625/1

**First Floor, 57-59 High Street**

- Self contained first floor office suite with prominent high street location
- Total usable floor area of 73.37 sq m (789 sq ft) approx.
- Free of charge public car park to the immediate rear
- Available by way of new lease

TO LET £3,750 PA**DONCASTER**

REF 14331/1

**First Floor Office Suite Richmond House Sidings Court Off White Rose Way**

- Modern first floor office suite extending to 166.5 sq m (1,792 sq ft) approx.
- Good quality specification including air conditioning, full radiator network, raised floors etc.
- Premier office location in the White Rose Way business corridor.

TO LET £18,000 PA**TO LET****£3,750 PA****TO LET****£18,000 PA****DONCASTER**

REF 13736/1

**Second Floor, 94-95 Spring Gardens**

- Refurbished studio space with ancillary rooms
- 132.94 sq m/1431 sq ft approx.
- Prominent secondary location close to Doncaster town centre and the transport interchange
- Flexible floor area suitable for a variety of leisure/studio/office uses
- New lease available

TO LET**£6,500 PA****FINNINGLEY**

REF: 4538/1

**Ground Floor Unit 11 Hayfield Lane Business Park Robin Hood**

- Ground Floor self-contained office suite
- 241.54 sq m (2,600 sq ft) Usable floor area
- Modern business park adjacent to Doncaster/ Sheffield Airport
- Allocated car parking
- Easy access from Jun 3, M18 via newly opened Great Yorkshire Way

FOR SALE/TO LET**DONCASTER**

REF 13151/2

**Offices to rear of 113 Thorne Road**

- Well presented offices with usable floor area of 59.51 sq m (641 sq ft) approx.
- Flexible layout with managers office/open plan area and ancillary kitchen and wc facilities
- No business rates for qualifying tenant's
- On-site car parking spaces
- Available by way of new lease for a term of years to be agreed

TO LET**£6,500 PA****MEXBOROUGH**

REF 13342/1

**88A Bank Street**

- 195.37 sq m (2,103 sq ft) Flexible retail/office space which would appeal to a broad range of business users within the market
- Car parking within close proximity
- Available immediately
- Business rates relief

TO LET**£7,800 PA****DONCASTER**

REF 13176/1

**Suites 3 Christchurch Terrace, Thorne Road**

- Well positioned office space within close proximity of Doncaster town centre
- Suite A 191 sq ft/17.74 sq m. Suite B 265 sq ft/24.62 sq m
- Ideal for a business start up/small business uses
- Available on flexible sub lease/licence terms
- Car parking available at front

TO LET**£150 P/W EACH****SKELBROOKE**

REF 7870/1

**Suite 2 and Suite 3 The Old Coach House Robin Hood's Well**

- Suite 2 – 570 sq ft/ Suite 3 – 632 sq ft
- Adjacent to the A1(M)
- Ample car parking
- Centrally heated/double glazed

TO LET**£150 P/W EACH****DONCASTER**

REF 11873/1

**Unit 6 Trafford Court Trafford Way**

- Well located office building on the railway station concourse
- 200.12 sq m (2154 sq ft) approx. on three floors
- Easy walking distance to Doncaster town centre
- Flexible office space with 5 car parking spaces
- Available on new lease

TO LET**£22,000 PA****THORNE**

REF 11556/1

**Offices Farriers Court Horsefair Green**

- Range of office suites from 25 sq m (273 sq ft) to 66 sq m (710 sq ft).
- Easy in/easy out agreements.
- Excellent access to M181 and Thorne town centre.
- On site parking.
- See attached Schedule of Availability.

TO LET ON APPLICATION



INDUSTRIAL

Industrial/ warehouse/ production units remain of keen interest to local operators looking to reposition for the future and premises up to 3,000 sq ft or thereabouts are in short supply throughout the Borough.

PPH Commercial has successfully completed its joint instruction to act in the letting of 18 new built units on the Marrtree Business Park, off Wheatly Hall Road and 8 Warehouse/office units at Aviator Court adjacent to the main terminal building at the Doncaster Airport. We have also recently completed the sale of 8/8A Coulman Road Industrial Estate Thorne to a local operator and the letting of Unit 3 Eco Business Park, Dunscroft to an inward investor.

Limited availability of vacant space has led to growth in both capital and rental values especially over modern space with ancillary yards. Any landlords/ property owners able to present units to the market at the present time will benefit from positive market conditions with good sale/ letting prospects not withstanding Covid 19 Challenges.



Shaw Lane Industrial Estate

ASKERN

REF 11704/1



Premier House Site, Selby Road

- Existing showroom with substantial yard measuring 5865 sq ft (544.86 sq m) approx.
- Outline planning permission for residential development
- Site area 0.4 hectares (1.0 acre) approx
- Approval for 16 unit scheme with mix of detached/semi-detached/apartments

FOR SALE OFFERS INVITED

DONCASTER

REF 13014/1



Unit 2 Brunel Trade Park Off York Road Scawsby

- Modern showroom/trade counter with first floor offices/stores measuring 5,065sq ft
- Excellent commercial position on the Brunel Trade Park adjacent to the A638 York Road corridor
- Good sized rear service yard
- 3 miles from Junction 37 of the A1(M)

TO LET £37,500 PA

DONCASTER

REF 14136/1



Unit 5 Brunel Trade Park, Off York Road Scawsby

- 484.19 sq m (5,212 sq ft) Modern trade counter/showroom unit
- Excellent commercial location on the Brunel Trade Park adjacent to the Danum Retail Park
- Open/flexible space with first floor potential as offices/display/stores
- Good size rear service yard

TO LET £38,500 PA

DONCASTER

REF 14076/1



Approach House, Great North Road

- 112.22 sq m (1,208 sq ft) Excellent roadside location within ½ mile of Junction 38 of the A1(M).
- Modern, compact offices with gas fired central heating.
- On site car parking.
- Suitable for a broad range of business occupiers.
- Available on a new FRI lease.

TO LET £12,500 PA

CROWLE

REF 13994/1

Unit 3B & 4 Junction 2 Business Park

- Well located industrial estate within 2 miles of junction 2 of the M180
- Units from 592.5 sq m (6,378 sq ft) to 2,581.78 sq m (27,791 sq ft) approx
- Flexible industrial/production/warehouse space
- Secure site / 6.5 m eaves
- Available on new lease



TO LET FROM £25,000 PA

To discuss your **industrial** requirements contact:

Ian Brooks
01302 640352

Email
ian.brooks@pph-commercial.co.uk





DONCASTER

REF 14075/1

Unit 11 Shaw Lane Industrial Estate, Ogden Road

- Well located hybrid warehouse/industrial/office unit
- Road frontage on an established industrial estate
- Gross internal floor area of 2,819.43 sq m (30,347 sq ft) approx



TO LET

£125,000 PA

SHEFFIELD

REF 13894/1



Stoke Street, Attercliffe

- Well positioned industrial/workshop unit measuring 405 sq m (4360 sq ft) approx.
- Level and surfaced side yard
- Fully secure property with electric sliding gate to yard area
- Eaves height 6 m approx. with craneage
- Weighbridge fitted to yard
- 3 miles to Junction 34 of the M1

TO LET

£25,000 PA

THORNE

REF 13763/1



Unit 1C, Island Drive Thorne Park Junction 6, M18

- Modern unit with excellent location alongside Junction 6 of the M18
- Net internal floor area of 332.02 sq m (3574 sq ft) approx.
- Eaves height of 7 m/good yardage and car parking facilities/open layout

TO LET

£21,500 PA

DONCASTER

REF 13980/1

Unit 3 Faraday Close, Snape Lane

- High profile, modern hybrid warehouse/office unit
- Gross internal floor area of 1107.58 sq m (11923 sq ft) Substantial, secure yard for car parking/open storage uses
- Part of the established and expanding Harworth business zone and industrial area
- 3 miles from Junction 34 of the A1(M)



TO LET

£64,500 PA

THORNE

REF 13755/1



Unit 11 Coulman Road Industrial Estate

- Versatile warehouse/production/office unit with a gross internal floor area of 1164.15 sq m/12531 sq ft approx
- Part of an established industrial location within 2 miles of Junction 6 of the M18
- Flexible space with secure yard to the immediate frontage
- Modern office accommodation

TO LET

£45,000 PA

DONCASTER

REF 14301/1



Units 2 & 3 Plumb Industrial Estate Sandall Stones Road Kirk Sandall

- Established industrial location to the north east of the town centre
- Secure gated site
- Units available individually or together
- Available on new internal repairing and insuring lease

TO LET

£8,500 PA PER UNIT

PROFESSIONAL SERVICES

"Getting the right advice"

Our Services

At PPH Commercial all valuations are prepared by surveyors forming part of the RICS Registered Valuer Scheme, giving you the confidence that the advice you receive is from a suitably qualified property professionals.



Valuations



Schedules of condition



Lease renewals



Rating



Rent Review

PPH Commercial have an experienced team of professionals with extensive knowledge of valuation and landlord and tenant issues, we regularly provide advice to Clients on a range of Valuation and Landlord and Tenant matters covering all types of commercial property. We have access to the most up to date market information, backed up by our award winning Agency teams across all four of our offices.

It is important to obtain the correct advice and understand the issues that influence the outcome of rent review and lease renewal negotiations. Our team can advise on the best strategy to suit your objectives whilst also working with you and liaising with your professional advisors to ensure that the appropriate action is taken.

We have over 25 years of experience in advising Clients in this area, please feel free to contact one of the team to discuss your requirements;

MEET THE TEAM



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SCUNTHORPE & GRIMSBY

PPH Commercial have two Lincolnshire offices, being Queensway Court, **Scunthorpe** and Europarc, **Grimsby** which service instructions throughout the North Lincolnshire and North East Lincolnshire region



RETAIL

Despite the ongoing issues associated with Covid-19 the retail market has shown some signs of improvement, particularly in terms of demand for convenience stores and local/neighbourhood retail facilities. Demand, however for prime town/city centre retail remains limited as does demand for leisure/hospitality properties. There have been a number of notable national retailers who have closed stores in recent months bringing with it increased void rates on the High Street.

We have completed a number of transactions, including the lettings of three separate retail premises at The Broadway, Ashby High Street, Scunthorpe together with the letting of the

former Bargain Booze premises of 6,318 sqft at Convamore Road in Grimsby to a Spar franchisee.

GAINSBOROUGH

REF 14214SR/1

Marshalls Court, Spring Gardens

- Retail premises of 412.08 sq m (4,436 sq ft) approx, may split
- Prominent location near Marshalls Yard.
- Available for immediate occupation by way of a new lease.
- Suitable for various uses, subject to consent.



TO LET

£35,000 PA

SCUNTHORPE

REF 14024SR/1

86 High Street

- Substantial prime town centre retail premises of 1,785.14 sq m (19,208 sq ft)
- Would suit a variety of retail uses
- Available upon new lease



TO LET

£90,000 PA

SCUNTHORPE

REF 11192/1



Oscars, Gilliat Street

- Town centre nightclub and pub/late bar
- Approx. 629.69 sq m (6,777 sq ft)
- Scunthorpe town centre
- Adjacent to a car park
- Suitable for a variety of uses (subject to planning)

TO LET ON APPLICATION

SCUNTHORPE

REF 10300SR/1



83 High Street

- Prime town centre retail premises of 204.41 sq m (2,200 sq ft) approx.
- Prominent position on the pedestrianised High Street close to Sports Direct, Primark, HSBC and Lloyds Bank.
- Available for immediate occupation.

FOR SALE/ TO LET

To discuss your **retail** requirements contact:

Sam Followfield
01724 294942

Email

sam.followfield@pph-commercial.co.uk



SCUNTHORPE REF 14155SR/1

115-117 High Street

- Prime town centre retail premises of 233.15 sq m (2,510 sq ft) approx.
- Prominent pedestrianised High Street location, close to Halifax, Primark, Natwest and Lloyds Bank.
- Available for immediate occupation by way of a new lease.
- Extensive frontage to High Street.

TO LET £27,000 PA
SCUNTHORPE REF 13821SR/1

15 Oswald Road

- Self-contained retail/office premises of 105.75 sq m (1,138 sq ft) approx.
- Would suit a variety of retail, office or alternative uses, subject to consent.
- Prominent and highly visible location to Oswald Road.
- Available upon new lease, next to Weatherspoons

TO LET £8,500 PA
CLEETHORPES REF 13617SR/1

2-4 Grimsby Road

- Two storey retail premises of 123.21 sq m (11,031 sq ft) approx.
- Popular highly visible location adjacent to Grimsby Road/Cleethorpe Road (A180).
- Available For Sale freehold or To Let by way of a new Lease.

FOR SALE/ TO LET
GRIMSBY REF 7456SR/1

231-241 Cleethorpe Road

- Retail showroom measuring approx 853.46 sq m (9,183 sq ft).
- Adjoining warehouse measuring approx 144.69 sq m (1,557 sq ft).
- First floor stores/offices measuring approx 157.07 sq m (1,690 sq ft).
- Rear yard/parking with access off Orwell Street.

TO LET £63,000 PAX
SCUNTHORPE REF 12778SR/1

120 High Street

- Total accommodation of 211.79 sq m (2,285 sq ft) approx.
- Prime town centre pedestrianized location.
- Would suit a variety of retail or possibly leisure uses as the property benefits from A3 consent.

TO LET £29,500 PA
SCUNTHORPE REF 14153S/1

Jubilee Club Queen Street, Winterton

- Freehold licensed premises of 299.12 sq m (3,218 sq ft) approx.
- Desirable town centre location
- Opportunity to acquire freehold premises.
- Possible alternative uses, subject to consent.

FOR SALE £160,000
GRIMSBY REF 3038SI/3

The Village, Europarc

- New clear span accommodation of 187 sq m (2,015 sq ft).
- Would suit a variety of retail, leisure or offices uses, subject to consent.
- Neighbouring occupiers to include Greene King (Beechwood Farm) & Travelodge


TO LET BY NEGOTIATION
SCUNTHORPE REF 13409/1

139-141 High Street

- Prime town centre retail premises of 458.35 sq m (4,932 sq ft) approx.
- Prominent pedestrianized High Street location.
- Available on a new lease(s).
- Potential To Let as a whole or as two separate units.

TO LET £28,000 PA
CLEETHORPES REF 13807SL/1

49-51 Market Street

- Bar/restaurant with additional 7 bedroomed letting rooms above.
- Popular and well established location.
- Would suit alternative uses, subject to consent.
- New lease available.


TO LET MAY SELL
GRIMSBY REF 11956SR/1

4 Old Market Place

- Rare opportunity to purchase freehold town centre restaurant premises.
- Restaurant with 30 covers, bar and kitchen (formerly 90 covers).
- Living accommodation comprising two bedrooms at first floor and three bedrooms to the second floor.

FOR SALE/ TO LET
SCUNTHORPE REF 13258SR/1

Former Rift Bar, 177-187 High Street

- Total accommodation 827.94 sq m (8,912)
- Would suit a variety of retail, office and leisure uses, subject to consent
- Available for immediate occupation

TO LET
SCUNTHORPE REF 14269SR/1

1-3 Ravendale Street North

- Double fronted retail premises of 377.67 sq m (4,067 sq ft) approx.
- Would suit a variety of retail uses.
- Popular town centre location.
- Available for immediate occupation.

FOR SALE £235,000/TO LET £20,000 PA
GRIMSBY REF 13590/1

137-141 Cleethorpe Road

- Ground floor retail/office premises of 90.76 sq m (977 sq ft) approx.
- Prominent main arterial road location (A180).
- Car parking available.
- Available on a new lease.
- Would suit a variety of uses, subject to planning.

TO LET £7,500 PA
GRIMSBY REF 11913/1

29 Old Market Place

- Town centre retail premises of 171.45 sq m (1,838 sq ft) approx.
- Formerly used as a hair salon but would suit a variety of retail/possible office uses, subject to consent.
- Prime town centre position close to Freshney Place shopping centre and the railway station.
- Available upon new Lease.

TO LET £9,500 PA

NUNSTHORPE

REF 14343SL/1

**Nunsthorpe Community Centre, Burwell Drive**

- Former Community Centre providing 159.09 sq m (1,712 sq ft) approx
- Located within a densely populated residential area of Nunsthorpe
- The property benefits from its own dedicated surfaced car park
- Available upon new lease

TO LET £6,500 PA**GRIMSBY**

REF 14028SR/1

**69 Victoria Street**

- Prominent town centre retail premises of 220.7 sq ft (2,375) approx.
- Clear span retail accommodation with storage and ancillary accommodation
- Prime town centre location adjacent to the Post Office
- Available upon new lease

TO LET £30,000 PA**GRIMSBY**

REF 13686/1

82 Victoria Street West

- Prominent town centre retail premises of 143.44 sq m (1,543 sq ft) approx.
- Prime town centre location.
- Clear span retail accommodation with benefit of return frontage.
- Available upon new lease.

**TO LET £27,500 PA****GRIMSBY**

REF 13035/1

**57 Second Avenue, Nunsthorpe**

- Lock up ground floor retail premises.
- Located in a popular established neighbourhood area.
- Would suit a variety of uses, subject to consent.
- Available for immediate occupation upon new lease terms.

TO LET £6,000 PAX**GRIMSBY**

REF 14180/1

**78 Victoria Street West**

- Town centre retail premises of 148.82 sq m (1,602 sq ft) approx.
- Popular town centre location.
- Available upon new lease.

TO LET £23,000 PA**GRIMSBY**

REF 13280/1

**96-98 Victoria Street**

- Prime town centre location.
- Planning consent for Café/Hot Food Takeaway.
- Recently refurbished including new lift.
- On site car parking for 2 cars.
- Available freehold or upon a new Lease.

FOR SALE £250,000/TO LET £18,500 PA**GRIMSBY**

REF 13782SR/1

**39-41 Waltham Road Scartho**

- Retail premises of 124.72 sq m (1,343 sq ft) approx.
- Self-contained premises situated in a densely populated residential area.
- Available on new Lease.
- Recently refurbished property with double frontage.

TO LET £20,000 PA

The Ellie Penrose



Fund

The Ellie Penrose Fund

Over the next 12 months we are supporting The Ellie Penrose Fund which was established by our director Tom Penrose and his wife Pauline following the sudden loss of their daughter Ellie to meningitis on 13 August 2015. Ellie was only 18 and was a high achiever particularly excelling as a triathlete, representing Great Britain in the European Championships.

The Ellie Penrose Fund (a registered charity) has been established to help young people under 21 in any sport requiring financial assistance, no matter how small.

If you would like to donate to the Fund now, or at any time in the future, please see our charity page www.paypal.com/gb/Fundraiser/charity/3229870 or by cheque to The Ellie Penrose Fund, c/o PPH Commercial, The Hesslewood Estate, Ferriby Road, Hessle HU13 0LG.

We are grateful for any support you may wish to give.

Ellie's Instagram life moto was "If you wait until you can do everything for everybody, instead of doing something for somebody, you will do nothing for nobody."

Wouldn't the world be so much nicer if we all lived life as Ellie did?





OFFICES

The office market has probably seen the greatest impact from the effects of Covid-19 with companies being forced to operate with less staff numbers in the office or with staff working remotely from home. The home working trend is somewhat of a new phenomenon to businesses and some companies are seeing benefits, particularly those based in larger cities where travel and transportation costs for employees is high. There is also consideration being given to how office space is actually used which creates the debate between favouring open plan office accommodation compared to more cellular layouts. The office sector clearly faces a number of challenges going forward as businesses try to assess their future office requirements.

As a practice PPH Commercial have seen encouraging levels of transactional activity with recent disposals being completed upon both Knight House and Regent House at Queensway Court, together with various lettings within the Queensway Business Centre. We have also recently sold 27 Market Place, Brigg which was formerly a HSBC bank. Other notable transactions include the letting of the Berkeley House, Berkeley

Business Centre, Scunthorpe to the NHS (5,200 sq ft), the first floor at The Port Office, Cleethorpe Road, Grimsby being 10,030 sq ft, which represents one of the largest lettings completed in North East Lincolnshire. The letting of Unit 1, Acorn Business Park, Moss Road, Grimsby which was 2,457 sq ft. In addition, we have just completed the sale of Unit 1, Hewitts Business Park (2,710 sqft) at Humberston to Cherry Valley.

BARTON UPON HUMBER REF 13911/1



Humber Road

- First floor offices of 223.24 sq m (2,403 sq ft) approx.
- Generous on site parking
- Available upon new lease

TO LET £10,000 PA

KIRMINGTON REF 13526S0/1



Concorde House, Kirmington Business Centre

- Self-contained good quality first floor office suite of 86.77 sq m (934 sq ft) approx.
- Attractive parkland setting.
- Extensive on site car parking.
- Accessible location close to Humberside International Airport and Junction 5 of the M180.

TO LET £6,000 PA

SCUNTHORPE REF 2902S/1



Queensway Business Centre, Dunlop Way

- Modern refurbished serviced office suites
- Suites from 28.98 sq m (312 sq ft)
- Attractive landscaped grounds with car parking, shared kitchen and WC facilities.
- Excellent specification including double glazing, suspended ceiling and fitted lighting/heating.

TO LET - ON APPLICATION

SCUNTHORPE REF 14333S0/1

Grange Lane North

- Modern detached building of 620.68 sqm (6,679 sqft) approx.
- Excellent specification with generous on-site parking and grounds.
- Would suit a variety of uses, subject to planning consent.
- Freehold property with immediate occupation possible.



FOR SALE £550,000

To discuss your office requirements contact:

Duncan Willey
01724 294946

Email

duncan.willey@pph-commercial.co.uk



SCUNTHORPE REF 11449/1**Berkley Business Centre**

- Modern self contained office premises from 100.61 sq m (1,083 sq ft) to 360.90 sq m (3,885 sq ft) approx.
- Prominent location on the A18 Doncaster Road close to Gallagher Retail Park.
- Available upon new lease(s).
- Good quality accommodation with on site car parking.

TO LET FROM £7,250 PA**SCUNTHORPE** REF 13646SO/1**Plot 9 & 11 Midland Road**

- Potential to be combined or for accommodation to be leased separately.
- Popular industrial estate with good road access.
- Available on new lease terms.

TO LET FROM £13,500 PA**SCUNTHORPE** REF 13479/1**First Floor, Winterton Road**

- First floor office premises of 135.01 sq m (1,453 sq ft) approx.
- Parking included for up to 10 vehicles.
- Available for immediate occupation.
- Highly visible location adjoining A1029/ B1431 roundabout.

TO LET £8,950 PA**Hewitts BUSINESS PARK HUMBERSTON**BLOSSOM AVENUE, HUMBERSTON
NORTH EAST LINCOLNSHIRE DN36 4RL**FOR SALE / TO LET****North East Lincolnshire's newest Office Park****Offices available from 1,231 sq ft to 2,710 sq ft**

- Two storey office buildings, constructed around a central courtyard. The offices have been finished to a high standard, and are set within pleasant landscaped grounds.
- Open plan accommodation with ancillary, kitchen and WC facilities, fully carpeted, gas central heating, double glazed windows and suspended ceilings with inset lighting.
- Rents from £10/sq ft - leases with options to purchase considered.

For further information please contact:**PPH COMMERCIAL** DUNCAN WILLEY
E. duncan.willey@pph-commercial.co.uk
T. 01482 267513**SCUNTHORPE** REF 13810SO/1**First Floor Office Suite, Concord House, Bessemer Way**

- Modern self-contained office suite of 181.70 sq m (1,956 sq ft) approx.
- Popular location with good road access and on-site car parking.
- Available upon a new lease.

TO LET £15,000 PA**SCUNTHORPE** REF 13852/1**St Vincent House Normanby Road**

- Former Company Headquarters and ancillary accommodation of 2,292 sq m (24,671 sq ft) approx.
- Would suit alternative uses, subject to consent.
- Good specification with fully surfaced car parking areas.
- Large site area of 1.47 Hectares (3.64 Acres).
- Rare opportunity to purchase freehold premises.

**FOR SALE £595,000****SCUNTHORPE** REF 3933SR/1**First Floor, 189-195 High Street**

- Substantial town centre premises
- Close to pedestrianised area
- Next to Abacus Bar
- Ground floor let to CRI
- First floor approx. 374 sq m (4,025 sq ft)

TO LET £8,000 PAX**SCUNTHORPE** REF 14050S/1**The Business Centre, Normanby Road**

- 897.79 sq m (9,664 sq ft) Substantial detached office/industrial premises with vacant possession
- Popular and well established industrial location
- Would suit owner occupation or investment and possible multiple occupation
- Rare opportunity to buy freehold interest

FOR SALE £275,000**WINTERTON** REF 8790SO/1**Former Church Institute High Street**

- Detached two storey office premises providing 115.83 sq m (1,246 sq ft) approx.
- Prominent main road location within a popular North Lincolnshire village.
- Would suit a variety of alternative uses, subject to planning.

FOR SALE £75,000**CLEETHORPES** REF 14334/1**First Floor Offices 30 St Peters Avenue**

- First floor office premises of 72.08 sq m (776 sq ft) approx.
- Prominent location above Nationwide Building Society.
- Available for immediate occupation.
- Suitable for a variety of uses, subject to consent.

TO LET £7,000 PA**SCUNTHORPE** REF 8319/1**Jubilee Hall Laneham Street**

- Upper floors above Pearl City Restaurant
- Former Dance Hall but suitable for various other uses subject to planning.
- New lease available.
- Approx. 324.89 sq m (3,497 sq ft)
- New fire alarm and doors.
- Reasonable offers considered.

TO LET £8,500 PAX**SCUNTHORPE** REF 12078/1**Kingsferry House, Stather Road**

- Easy-in/easy-out agreements
- Pleasant rural location
- Ideal for SME's

TO LET £3,800 PA**WINTERTON** REF 13055SO/1**43-45 West Street**

- Rare opportunity to purchase freehold premises composing a detached house and former funeral parlour
- Would suit a range of uses or possible development, subject to consent.
- Opportunity to enhance value of the dwelling by way of refurbishment.

FOR SALE**GRIMSBY** REF 13508/1**Ground Floor, Cartergate House, Cartergate**

- Landmark building located on the edge of the town centre in a highly visible location of 442.14 sq m (4,757 sq ft) approx but capable of subdivision to provide smaller areas, if required.
- Completed to a shell specification ready to receive tenant's fit out.
- Available upon new lease terms.
- On site car parking to be made available.

TO LET

GRIMSBY REF 13487/1



The Custom House 16 Cleethorpe Road

- Detached office premises of 878.21 sq m (9,454 sq ft) approx. with car parking for 30 cars approx.
- Convenient location with good road access to the A180/M180.
- Would suit alternative uses including leisure, medical and possibly residential, subject to consent.
- Rare opportunity to purchase freehold premises.

FOR SALE £450,000

GRIMSBY REF 14304/1



Unit 3 Acorn Business Park, Moss Road

- Detached two storey office premises of 143.75 sq m (1,547 sq ft) approx.
- Good specification with gas central heating, suspended ceiling, fitted lighting, perimeter trunking and double glazing.
- Popular central office location to the edge of Grimsby town centre adjoining Peaks Parkway (A15).
- Designated car parking for 9 vehicles.

FOR SALE £160,000/TO LET £16,500 PA

GRIMSBY REF 13988/1



Vaughan House, 16 Hainton Avenue

- Self contained office/retail premises of 196.07 sq m (2,111 sq ft) approx
- Convenient and well established office/retail area
- Will suit a variety of office or retail uses, subject to consent
- Available by way of new lease

FOR SALE / TO LET

GRIMSBY REF 1369250/1



14 Townhall Street

- Town centre offices of 87.09 sq m (937 sq ft) approx.
- Versatile self-contained premises, may suit alternative uses, subject to consent.
- Available For Sale or To Let

FOR SALE £64,500/TO LET £5,750 PA

GRIMSBY REF 1371050/1



110 Cleethorpe Road

- Self-contained office premises of 176.88 sq m (1,903 sq ft) approx.
- Prominent main road location with frontage to Cleethorpe Road (A180).
- Would suit a variety of alternative uses, including residential, subject to consent.

FOR SALE £60,000

GRIMSBY REF 12790/1



Origin 2 Genesis Business Park, Genesis Way

- Modern prestigious ground floor office accommodation of 231.61 sq m (2,493 sq ft) to 457.35 sq m (4,923 sq ft) approx.
- Excellent specification including raised access floor, comfort cooling and on-site parking space.
- Good road access to the A180/M180.

TO LET FROM £32,000 PA

GRIMSBY REF 1050050/1



Unit 2 Acorn Business Park Moss Road

- Refurbished self contained first floor office suite of 108.79 sq m (1,171 sq ft) approx.
- Excellent specification
- Popular office location on the edge of Grimsby town centre adjoining Peaks Parkway (A15).
- Pleasant landscaped Business Park with designated car parking for 6 cars.

TO LET £12,000 PAX

GRIMSBY REF 1344750/1



First Floor 86 Victoria Street

- Self contained office suite 99.18 sq m (1,067 sq ft) approx.
- To be redecorated throughout
- Prime town centre location
- New lease available

TO LET £6,500 PA

GRIMSBY REF 11899/1



Port Office, Cleethorpe Road

- Prestigious office accommodation upto 465.5 sq m (5,008 sq ft) approx.
- Highly visible landmark building adjoining Grimsby Docks.
- Excellent specification including manned reception, gas central heating, double glazing.
- On site car parking.
- Available upon new Lease(s).

TO LET BY NEGOTIATION

GRIMSBY REF 1054450/1



Olympia Buildings, Saxon Court, Gilbey Road

- Modern high quality office accommodation available from 199.5 sq m (2,146 sq ft) to 797.8 sq m (8,588 sq ft) approx.
- Popular location with good road access to Grimsby docks and the A180/M180.
- Generous on site car parking provision

FOR SALE/ TO LET

GRIMSBY REF 12060/1



Unit 5 Acorn Business Park Moss Road

- Modern detached office premises of 413.33 sq m (4,449 sq ft) approx.
- On site car parking for 21 vehicles.
- Excellent specification including gas central heating, suspended ceilings incorporating fitting lighting and double glazing.

FOR SALE £350,000/TO LET £40,000 PAX

GRIMSBY REF 1010550/1



Imperial House Victoria Street

- Town centre offices
- Adjacent to the bus exchange and Freshney Place.
- Approx 492.53 sq m (5,300 sq ft).
- 7 allocated car parking spaces.

TO LET ON APPLICATION

GRIMSBY REF 8010/1



287-291 Cleethorpe Road

- Detached two storey office premises
- 193.3 sq m (2,081 sq ft) approx.
- Versatile/flexible office accommodation
- Prominent location overlooking Cleethorpe Road (A180)
- Available for immediate occupation.

FOR SALE £85,000

GRIMSBY REF 14189/1



Unit 1 Laceby Business Park, Grimsby Road

- Detached two storey office premises of 215.8 sq m (2,322 sq ft) approx.
- uPVC double glazing, central heating, suspended ceiling and Category 2 lighting.
- Car parking for 14 vehicles.
- Available upon new lease.

TO LET £23,000 PA

GRIMSBY REF 1373450/1



10 Town Hall Street

- Town centre offices of 113.73 sq m (1,224 sq ft) approx.
- Versatile self-contained premises may suit alternative uses, subject to consent.
- Available For Sale or To Let

TO LET £7,000 PA/FOR SALE £77,500

GRIMSBY REF 14316SL/1



Peoples Park Lodge, Park Drive

- Detached former Park Keeper's lodge.
- Two bedroomed property with garage.
- Requires refurbishment.
- Attractive location at the entrance to Peoples Park.

FOR SALE £75,000, SUBJECT TO CONTRACT

GRIMSBY

REF 14298SO/1



The Elms, 22 Abbey Road

- Detached former office premises.
- Would suit redevelopment for residential use, subject to consent.
- Requires extensive refurbishment.

FOR SALE £295,000 PLUS VAT

GRIMSBY

REF 14319SO/1

Holme Hill, Wellington Street

- Substantial former education facility of 1,094.8 sq m (11,780 sq ft) situated on a site of 1.03 acres
- Grade II Listed building.
- Popular accessible location close to the Freeman Street.
- Would suit a variety of alternative uses, subject to consent.



FOR SALE

£275,000

IMMINGHAM

REF 10688/1



Prince Henry Drive, Queens Road

- Modern ground floor office premises of 340.23 sq m (3,661 sq ft) approx.
- Good specification with fitted lighting, air conditioning, fire and security alarm systems.
- Popular accessible location with good road access to Immingham Dock and the A180/M180.
- Generous on site car parking for 20 cars

FOR SALE/TO LET £15,000 PA

IMMINGHAM

REF 13163/1



Marlin House, Kings Road

- Current income of £22,688 per annum
- Potential income of £55,308 per annum
- Area of 1 Ha (2.47 acres) with development potential to the rear

FOR SALE £450,000/TO LET

GRIMSBY

REF 14299/1

Welholme Galleries, Welholme Avenue/Hainton Avenue

- 1,267.62 sq m (13,645 sq ft) Detached Grade II Listed Former Church.
- Substantial Building.
- Would suit a variety of uses, Subject to consent.



FOR SALE

£200,000

LOUTH

REF 8759SO/1



Raleigh House, Chequergate

- Detached office/workshop premises totalling 818.50 sq m (8,778 sq ft) approx.
- Versatile premises with on-site car parking.
- Edge of town centre location.
- Incentives available

TO LET

£17,500 PA

PROFESSIONAL SERVICES

At PPH Commercial all valuations are prepared by surveyors forming part of the RICS Registered Valuer Scheme, giving you the confidence that the advice you receive is from a suitably qualified property professionals.



Valuations



Schedules of condition



Lease renewals



Rating



Rent Review

CONTACT

Philip Brown 01482 626913

Tony Gravel 01724 294944



INDUSTRIAL

Demand for industrial space has continued to grow throughout 2020 despite the implications of Covid-19. Occupation levels now generally exceed 98% across both North and North East Lincolnshire and there is pent up demand for good quality industrial space both to purchase and to lease. As a result of increased levels of demand and transactional activity both rents and capital values are showing signs of improvement. We are also starting to see new speculative development finally take place in an effort to try to satisfy the increasing levels of demand, which is growing owing to various inward investment in the region.

Notable transactions include the sale of substantial industrial premises at Dawes Lane, Scunthorpe of 179,500 sq ft on a site over 20 acres, together with the sale of Phase 9 warehouse premises, Park Farm Road, Foxhills Industrial Estate, Scunthorpe which was a building that comprised of 27,500 sq ft. The sale of Phase 1, First Avenue, Flixborough which was another large transaction completed and comprised a building of 28,000 sq ft. In Grimsby we sold the former Five Star Food Factory at Athenian Way, Grimsby which was a building of circa 100,000 sq ft and both the new speculative built industrial

units at Europarc, Grimsby of 15,000 and 30,000 sq ft have been let/sold.

Wykeland are currently looking at developing further industrial space at Europarc in an effort to meet current levels of demand. Similarly, new units are currently being constructed at Riverside Business Park at Moody Lane, Grimsby from 2,000 to 20,000 sq ft, some of which are already under offer. It is anticipated that the development will be let in line with practical completion in January/February 2021.

BARTON UPON HUMBER REF 14025SL/1



Land At Humber Road

- Secure serviced site of 0.82 ha (2.02 acres) approx
- Rare opportunity acquire freehold land with development opportunity
- Would suit a variety of uses, subject to consent

FOR SALE £200,000 FREEHOLD

BRIGG REF 14063SL/1



Land At Bigby Road

- Prominent/elevated site with extensive road frontage to Bigby Road A18.
- Would suite a variety of uses, subject to consent.
- New lease available.

TO LET £20,000 PA

BARNETBY REF 14335SI/1



Former Anglian Water Grain Store, Marsh Lane

- Versatile unit with yard.
- Approx. 324.72 sq m (3,495 sq ft).
- To be refurbished.
- Good rare opportunity.
- Rural location.
- Suitable for various uses (STP).

FOR SALE £125,000/TO LET £10,000 PA

BRIGG REF 4060SI/1



Former British Sugar Factory Site Scawby Road

- Strategic development opportunity
- Total approx 42.06 Ha (103.93 Acres)
- Available from 1.21 acre upwards
- Would suit a variety of uses (STP)

FOR SALE/TO LET

BRIGG REF 14353/1



Unit 1 Kettleby Farm, Bigby

- Detached industrial premises of 512.66 sq m (5,616 sq ft) approx.
- Secure rural location with good road access.
- Available upon new lease.
- Would suit various uses, subject to consent.

TO LET £12,000 PA

BRIGG REF 14133/1



Elsham Airfield, Middlegate Lane, Elsham Wolds

- Waste transfer site of 6.7 Ha (16.55 acres).
- Strategic location between Hull, Grimsby and Scunthorpe.
- Rare opportunity to purchase freehold site.
- Good road access to A15, M180 and national motorway network.

FOR SALE £475,000

To discuss your **industrial** requirements contact:

Duncan Willey
01724 294946

Email

duncan.willey@pph-commercial.co.uk



CAISTOR

REF 14056/1

**Enterprise Road**

- Detached food grade factory but would suite other industrial uses
- 770.43 sq m (8,290 sq ft) approx
- Popular well established location
- Freehold property

FOR SALE**SCUNTHORPE**

REF 14114SI/1

**2 Atkinsons Way Foxhills Industrial Estate**

- Detached industrial premises of 1,992.74 sq m (21,442 sq ft) approx.
- Popular and well-established industrial estate location with good road access.
- Available upon a new lease.

TO LET**£57,500 PA****SCUNTHORPE**

REF 12421SI/4

**Unit 9 Dunlop Way, Queensway Industrial Estate**

- 1,472.6 sq m (15,582 sq ft)
- Popular industrial location with good road access to A18 and M180/national motorway network.
- Good specification including workshop/warehousing and office accommodation.

FOR SALE £495,000/TO LET £45,000 PA**SCUNTHORPE**

REF 12846/1

**Piscean House, 23a Hoylake Road**

- Detached industrial premises of 1,530.32 sq m (16,503 sq ft) approx.
- 2No. 2.5T overhead cranes.
- Popular and well established industrial location with good road access.
- Available upon new lease.

TO LET**£35,000 PA****CROWLE**

REF 7208SI/1

**6B and Land Wharf Road Ealand Industrial Estate Ealand**

- Unit 6B - 179.55 sq m (1,933 sq ft)
- With parking
- Land/yard also available separately
- Easy access to the M180, Crowle and Scunthorpe

TO LET FROM £9,000 PAX**SCUNTHORPE**

REF 8737SI/1

**Lake Enterprise Park, Birkdale Road**

- Range of workshop/industrial premises from 47 sq m (505 sq ft) to 92.90 sq m (1,000 sq ft).
- Easy in, easy out agreements available.
- Good access to M181/M180 motorways.
- Excellent circulation and loading space.

TO LET**FROM £5,200 PA****SCUNTHORPE**

REF 13793SI/1

**Units 5 & 7, Eastgate Park, Queensway Industrial Estate**

- Modern high quality industrial unit with good road access.
- Popular and well established location.
- Available upon new lease.
- Units from 381.65 sq m (4,108 sq ft) to 1,301.60 sq m (14,012 sq ft) approx.

TO LET FROM £17,500 PA**SCUNTHORPE**

REF 13548SI/1

**35 Hoylake Road, South Park Industrial Estate**

- Detached industrial premises of 1,425.96 sq m (15,342 sq ft) approx.
- Site area of 0.33 Ha (0.815 acres).
- 3.5 tonne overhead crane.
- Popular and well-established industrial location with good road access.
- Available to purchase or to lease.

FOR SALE £395,000/TO LET £39,000 PA**GAINSBOROUGH**

REF 14296SI/1

**12-14 North Street**

- Industrial unit To Let of 322.27 sq m (3,469 sq ft) approx.
- Subject to a wide range of uses, subject to consent.
- Available for immediate occupation.
- Designated parking for up to 7 vehicles approx.

TO LET £13,000 PA**SCUNTHORPE**

REF 14268SI/1

**31-33 Midland Road**

- Versatile industrial premises of 438.9 sq m (4,724 sq ft) approx.
- Site area 0.28 Ha (0.69 Acres) approx.
- Secure yard with two storey offices and workshop accommodation.
- Popular and well established industrial location.
- Available upon new lease.

TO LET**£26,500 PA****SCUNTHORPE**

REF 13684SI /1

**Grange Lane North**

- Detached industrial/showroom premises of 577.62 sq m (6,215 sq ft) approx.
- Prominent and accessible location which would suit a variety of uses, subject to consent.
- Popular and established business location.
- Rare opportunity to acquire freehold premises.

FOR SALE £350,000**SCUNTHORPE**

REF 14181SI/1

**Unit D Kendale Road**

- Detached warehouse/workshop premises of 2,026.5 (21,805 sq ft) approx.
- Large secure yard area and clear span eaves height of 7.6m.
- Popular industrial location with good road access.
- Available upon new lease.

TO LET £60,000 PA**SCUNTHORPE**

REF 14321SI/1

**Unit 7A Snowdonia Avenue Skippingdale Industrial Estate**

- Versatile warehouse with ancillary office accommodation totalling 1,314.72 sq m (14,152 sq ft) approx.
- Popular and well established location with good road access.
- Available To Let upon new lease.
- Would suit a variety of industrial uses,

TO LET £38,950 PA**SCUNTHORPE**

REF 13718/1

**Roxburgh House, Clayfield Road**

- 4,668.41 sq m (50,252 sq ft) Prominent landmark building with good road access.
- Clear span warehouse/manufacturing accommodation with enclosed secure service yard.
- Generous on-site car parking and office provision.
- Would suit a variety of uses, subject to consent.

TO LET**SCUNTHORPE**

REF 14051HI/1

**High Street East**

- Mid terraced industrial premises of 181.4 sqm (1,954 sqft) approx.
- Suitable for a wide range of users, subject to consent
- Available for immediate occupation on new lease
- Prominent edge of town centre location with good visibility to Brigg Road (A18/A1029)

TO LET £12,950 PA**SCUNTHORPE**

REF 13983/1

**Unit 1 Menasha Way Queensway Industrial Estate**

- Semi-detached industrial premises of 520.50 sq m (5,602 sq ft) approx.
- Good specification, eaves height of 5m, overhead sectional access door and three phase electricity.
- Large concrete surfaced yard area/car parking.

TO LET £16,800 PA

SCUNTHORPE REF 13380/1



2 Acre Development Site, Normanby Road

- Highly visible development site situated on a main arterial road.
- Total site area of 2 acres but extensive frontage to Normanby Road.
- Would suit a variety of retail showroom, trade counter, leisure or a range of industrial/office uses, subject to consent.

FOR SALE £450,000

SCUNTHORPE REF 13444/1



Park Farm Road, Foxhills Industrial Estate

- Undergoing refurbishment.
- Popular and well-established industrial estate with good road access to the A1077, M181, M180
- Excellent opportunity to lease accommodation from 282.9 sq m (3,045 sq ft) to 5,491 sq m (59,083 sq ft) approx.

TO LET

SCUNTHORPE REF 10423/1



20 Warren Road

- Trade counter/industrial premises of 691.48 sq m (7,441 sq ft) approx.
- Prominent location on Warren Road.
- Available for immediate occupation.

FOR SALE £115,000

WINTERTON REF 854SI/1



Roxby Road Industrial Estate, Enterprise Way

- 0.275 ha (0.68 acres) of land to let
- Popular location with easy access to Scunthorpe and the Humber Bridge
- Available for immediate occupation and suitable for a wide range of uses.

TO LET £5,000 PA

SCUNTHORPE REF 12392SI/1



Motor Showroom Premises Normanby Road/Mannaberg Way

- Modern detached motor vehicle showroom/workshop premises of 974.16 sq m (10,486 sq ft) approx.
- Prominent access for main road location.
- Site area of 0.3Ha (0.75 acres) approx.
- Available freehold or upon a new lease.

FOR SALE £795,000/TO LET £75,000 PA

SCUNTHORPE REF 13507/1



Sterling Business Park, Park Farm Road

- 2,207.96 sq m (23,767 sq ft) approx
- Popular and well-established location
- Detached warehouse/ workshops with two story offices. Dedicated surfaced/ secure yard areas
- Available upon new lease

TO LET £47,500 PA

SCUNTHORPE REF 10281/1



Land Warren Road

- Self-contained open storage site of 0.34 Ha (0.84 acres) approx.
- Hardcore/tarmac surface.
- Fully fenced and gated compound.
- Popular location to the edge of Scunthorpe town centre

TO LET £7,500 PAX

GRIMSBY REF 13836SI/1



Adam Smith Street, West Marsh Industrial Estate

- Versatile industrial premises from 157.3 sq m (1,693 sq ft) approx.
- Popular industrial location with good road access.
- Available upon new lease.

TO LET £8,250 PA

SCUNTHORPE REF 12827SI/1



Unit 15-19 Normanby Park

- A range of industrial premises totaling 501.68 sq m (5,400 sq ft) approx.
- Site Area 1.505 Ha (3.720 acres) May split
- other outgoings or available to purchase Freehold with vacant possession.
- Would suit single or multiple occupation.

FOR SALE £575,000/TO LET £49,500 PA

SCUNTHORPE REF 12868SL/1



Phoenix Parkway/Skipingdale Industrial Estate

- Highly prominent potential development site of 6.12 acres (2.48ha) with frontage to main arterial road.
- Good access to Scunthorpe town centre and the M181/M180.
- Would suit a variety of uses, subject to planning consent.

FOR SALE OFFERS INVITED

SCUNTHORPE REF 13326SI/1



Warehouse Premises Woodhouse Road

- Modern warehouse/workshop premises of 945.13 sq m (10,170 sq ft) approx.
- Popular industrial location with good road access to Brigg Road (A1029) and M180.
- Available for immediate occupation on a new Lease.

TO LET £27,500 PA

GRIMSBY REF 12021SI/1



Annesley Street West, Marsh Industrial Estate

- Versatile workshop/warehouse premises of 183.43 sq m (1,973 sq ft)
- Good specification including electric roller shutter door, high bay lighting, three phase electricity and WC.
- Popular industrial location close to Grimsby town centre and the A180.

TO LET £8,500 PAX

SCUNTHORPE REF 7088SL/1



Land At Normanby Road/Bessemmer Way

- Development site having frontage to Normanby Road (B1430).
- Plot sales together with Design and Build Options are Available upon sites of 1 to 12.87 acres approx.

FOR SALE/TO LET

SCUNTHORPE REF 13325/1



Normanby Enterprise Park, Ramsden Road

- New industrial premises available from 164.5 sq m (5,000 sq ft) to 18,580 sq m (200,000 sq ft).
- Opportunity exists to have a building built to your specific requirements.
- Popular and well sought after industrial location.

FOR SALE/TO LET

SCUNTHORPE REF 13806SI/1



Plot 18 Woodhouse Road

- Versatile industrial premises with the benefit of 3 tonne overhead crane.
- Good sized yard area and car parking to the front.
- Popular industrial location with good road access.
- Available upon new lease.

TO LET £27,500 PA

GRIMSBY REF 13092SR/1



Surplus Showroom Premises Corporation Road, West Marsh Industrial Estate

- Good quality showroom/trade counter premises from 273.75 sq m (2,946 sq ft) to 691.39 sq m (7,409 sq ft) approx.
- Would suit a variety of retail, trade counter or other uses, subject to consent.
- Popular and visible location with good road access.

TO LET FROM £16,250 PA

GRIMSBY REF 13093SI/1**Corporation Road, West Marsh Industrial Estate**

- Secure self-contained industrial/warehouse premises of 298 sq m (3,207 sq ft) approx.
- Large access door.
- Popular and well established industrial location forming part of the West Marsh Industrial Estate.

TO LET £10,000 PA**GRIMSBY** REF 12602SI/1**Former Eagle Seafoods Premises, Kemp Road**

- Detached food production premises of 2,751.85 sq m (29,610 sq ft) approx.
- Well-established location on Grimsby Docks.
- Available upon a new lease.

TO LET £65,000 PA**IMMINGHAM** REF 14179/1**Units 5 & 6 Manby Road Industrial Estate**

- Self-contained industrial premises of 762.52 sq m (8,208 sq ft) approx.
- Popular and well-established industrial location.
- Available upon a new Lease.

TO LET £34,500 PA**GRIMSBY** REF 13781SI/1**Torrington House, Torrington Street**

- Two storey commercial premises of 93.79 sq m (1,009 sq ft) approx.
- Would suit a variety of uses, subject to consent.
- Popular location with good road access.
- Available to purchase freehold.

FOR SALE £69,500

Europarc Grimsby

- 110 acre development
- 725,000 sq ft premium business space already delivered
- Outline planning consent on 47 acres
- Design and build opportunities available

Grimsby's flagship business park

**GRIMSBY** REF 12161/2**Riverside Business Park, Moody Lane**

- New industrial units of 185.8 sq m (2,000 sq ft) to 1,858 sq m (20,000 sq ft) approx.
- Occupation available from September 2020.
- Popular industrial location with good access to docks, A180 and M180.

**TO LET** £10,000 PA**GRIMSBY** REF 14118SI/1**Unit 7 Peryton Park Europarc**

- Modern detached industrial premises of 597.37 sq m (6,428 sq ft) approx.
- Completed to a good specification incorporating ancillary accommodation and 7.5m eaves.
- Designated car parking to the front with secure/surfaced concrete yard area to the rear.

TO LET £35,500 PA**GRIMSBY** REF 13579SI/1**Marsden Road, Grimsby Dock**

- Detached food production premises of 840.66 sq m (9,046 sq ft) approx.
- Well established location on Grimsby Docks.
- Available upon a new lease.

TO LET £17,000 PA**GRIMSBY** REF 13700/1**The Ice House Murray Street**

- Extensive regeneration project.
- Would suit a variety of uses, subject to consent.
- Historic Grade II landmark building.

FOR SALE OFFERS INVITED**HUMBERSTON** REF 4886SL/1**Industrial Development Site, Blossom Avenue**

- Greenfield Industrial Development Site of 0.61 Ha (1.5 acres) approx.
- Planning consent for up to 6 units totaling 2,229.67 sq m (24,000 sq ft) approx.
- Would suit a variety of industrial, trade counter or alternative uses, subject to consent.

FOR SALE - OFFERS INVITED**GRIMSBY** REF 14113SI/1**Fiskerton Way**

- Modern detached food production premises of 2,520.03 sq m (27,126 sq ft) approx.
- Excellent food grade specification, fully racked cold store facility (200 pallet spaces) approx.
- Popular and accessible industrial location with good access to the A180/M180.

TO LET £127,500 PA**GRIMSBY** REF 1003SI/17**Unit E1/E2 Grimsby West Birchin Way**

- Industrial units from 1,878 sq m (20,215 sq ft) to 2,491.62 sq m (26,821 sq ft) approx
- Secure site with out of hours manned 24hr security via CCTV
- Popular industrial location adjoining A180
- Available upon new lease terms

TO LET £45,000 PA**GRIMSBY** REF 13864SI/2**Unit 1 New Clew Industrial Estate Spencer Street**

- Versatile industrial premises of 148.6 sq m (1,602 sq ft).
- Popular industrial location with good road access.
- Available upon new lease.

TO LET £7,950 PA**HUMBERSTON** REF 12776SI/1**Former Blakemore Wholesale Premises, Jackson Place, Wilton Road**

- Industrial premises from 372.75 sq m (4,010 sq ft) to 4,297.60 sq m (46,240 sq ft) approx.
- Popular/desirable business location.
- Would suit a variety of business uses.
- Consideration will be given to refurbishment and sub-division, if required.

TO LET

IMMINGHAM REF 12452SL/1



Imm-Port, Kings Road

- 20.32 Hectares (50.2 Acres)
- Enterprise Zone Status
- Outline planning permission for B1, B2 & B8 uses
- Strategic location close to the East Gate of Immingham Dock and A180/ M180

FOR SALE/TO LET

IMMINGHAM REF 13126SI/1



Hall Park Road, Manby Road

- Freehold Industrial development site of 1.2ha (2.6 acres) approx.
- Good access links to the A180/M180 and Docks.
- Popular and well established location.
- Design and build options are available.

FOR SALE £450,000

IMMINGHAM REF 11855/1



Land Kings Road, Trenchard Close

- Freehold development site of approx. 0.56 Ha (1.39 acres).
- Planning consent for 18 No. town houses to the rear.

FOR SALE £375,000

STALLINGBOROUGH REF 12113/1



Portlink 180 Hobson Way

- 31.7 hectares (78.5 Acres) approx. Industrial Development Site
- With unrivalled accessibility to the Ports of Immingham, Grimsby and Humberside Airport
- Distribution; Manufacturing; Open Storage; Renewable Energy; Enterprise Zone Status; General Industry

FOR SALE/TO LET

IMMINGHAM REF 13999SI/1



Manby Road

- Detached industrial premises of 3,668.71 sq m (39,490 sq ft) on a site of 1.71 ha (4.23 acres)
- Located close to Immingham Dock with good road access to the A180 and M180
- Ideal for engineering uses given the existing craneage 5 No 5T, 1 No 15T & 1 No 3T cranes.
- Large Yard area.

TO LET £100,000 PA

IMMINGHAM REF 13927/1



Unit 3 Prince Charles Drive Queens Road

- Self-contained industrial premises of 377.43 sq m (4,062 sq ft) approx.
- Popular/desirable location close to Immingham Dock.
- Rare opportunity to purchase freehold premises.

FOR SALE £135,000

LOUTH REF 7730SL/1



Northfields, Off Grimsby Road

- Freehold development site.
- Approx. 9.84 ha (24.31 acres) in total.
- Excellent location just off the A16 to the north west of Louth town centre.
- Rare opportunity suitable for a variety of uses, subject to planning permission.

FOR SALE £1,200,000

GRIMSBY REF 14233/1



Land At Westgate Park, Armstrong Street

- Located close to Grimsby town centre, A180 and the docks.
- Freehold sites available from 0.2 to 1.55 acres approx.
- Design and Build opportunities also available.
- Would suit office/retail/leisure/healthcare/trade counter and various uses subject to consent.

FOR SALE £45,000-£300,000

HUMBERSTON REF 11234/4



Humberston Business Park, Wilton Road

- Modern industrial premises of 37.16 sq m (400 sq ft) approx.
- Popular location forming part of the well-established Wilton Road Industrial Estate.
- Available upon a new Lease.
- Suitable for a variety of uses, subject to consent.

TO LET £4,000 PA

STALLINGBOROUGH REF 14350SI/1



Plot O, Scandinavian Way Kiln Lane Industrial Estate

- Detached industrial premises of 252.86 sq m (2,842 sq ft) approx.
- Site area 0.15 Ha (0.37 acres) approx.
- Suitable for a variety of uses, subject to consent.
- Popular and well established industrial location with good road access to East Gate of Immingham Dock and A180/M180.
- Requiring refurbishment.

FOR SALE £85,000

GRIMSBY REF 14305SI/1



Unit 3 Sargon Way, Great Grimsby Business Park

- Detached modern industrial premises of 580.96 sq m (6,251 sq ft) approx.
- Popular and well-established industrial estate location.
- Dedicated service yard and parking.
- Available on new lease.

TO LET £34,500 PA

BRIGG REF 14353/1



Unit 1 Kettleby Farm Bigby

- Detached industrial premises of 512.66 sq m (5,616 sq ft) approx.
- Secure rural location with good road access.
- Available upon new lease.
- Would suit various uses, subject to consent.

TO LET £12,000 PA

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INVESTMENT

Despite the uncertainties of 2020, the investment market continues to perform well. Strong demand for the right product, especially industrial/trade counter opportunities which are out performing all other sectors.

PPH Commercial have recently been instructed to market Chamberlain Business Park a multi-let industrial/office development on over 8 acres. Interest in the site was strong and this has now been placed under offer.

We have also recently been instructed to sell Brighton Distribution Centre, which is a multi-let industrial investment of 155,000 sq ft on a 58 acre site. Again interest in this site has been strong.

Recent transactions include the sale of Belprin Business Park, a multi-let industrial/ showroom investment in the popular market town of Beverley. This sold in the excess of the guide price of £1.3 million with a high demand shown in this property.

If you would like to discuss your investment requirements, please contact one of the team at PPH Commercial.

To discuss your **investment** requirements contact:

Tom Penrose
01482 626901

Email

tom.penrose@pph-commercial.co.uk



DONCASTER REF 13208/1



A1 Approach, 109-111 Great North Road Woodlands

- Multi let roadside complex with detached two storey office, single storey workshop building and attached offices/ plus compounds and car parking land
- Currently produces £50,700 from 5 tenants
- Total floor area of 5,155 sq ft, total site area of 0.73 acre

FOR SALE £600,000

DONCASTER REF 13279/4



Units 1-3 Sandtoft Industrial Estate Sandtoft Road Belton

- Industrial premises For Sale.
- Popular industrial location.
- Current income of £21,250 pa exclusive.
- Fully let to 3 separate tenants.

FOR SALE £230,000

HULL REF 14371/1



58 Chanterlands Avenue

- 43.76 sq m (471 sq ft) Very attractive retail unit.
- Located in one of West Hull's most popular retailing locations.
- Long established tenant (in occupation for 9 years)
- Current lease for the ground floor has 3 further years remaining
- Attractive one bedroom residential flat to the first floor (currently vacant)
- Total Potential income £12,800 pa

FOR SALE £100,000

HULL REF 13877HI/1



Chamberlain Business Centre, Chamberlain Road

- Well established business park close to Hull city centre
- High occupation levels
- Excellent asset management opportunities plus additional development
- Offers sought in excess of £1,850,000

FOR SALE £1,850,000

DONCASTER REF 13500/1



11-19 Printing Office Street

- Part retail investment/part residential conversion opportunity
- Prominent town centre location close to the Frenchgate Shopping Centre and the towns mainline railway station
- Rental income of £55,000 per annum
- Total floor area of 486.98 sq m/5242 sq ft approx
- Excellent footfall and onsite car parking

FOR SALE £650,000

GRIMSBY REF 5785S/1



Riby Street

- 511.51 sq m (5,506 sq ft) Excellent investment opportunity.
- Established location close to the docks.
- Easy access to the A180.
- Let on a 5 year lease from February 2016. Current rental £14,000 pax
- Strong covenant M & J Seafood Holding.

FOR SALE £150,000

HULL REF 14386/1



302 Marfleet Lane

- 105.44 sq m (1,135 sq ft) Spacious well-appointed retail unit
- Located on one of East Hull's busiest shopping parades
- Current lease for the ground floor has just under 3 years remaining
- Attractive one bedroom residential flat to the first floor which is also occupied
- Total income £14,700 pa

FOR SALE £110,000 FREEHOLD

HULL REF 12838/1



Criterion House, George Street

- 2,707.66 sq m (29,146 sq ft) High yielding office investment
- Let on FRI lease
- Current rental income £181,000 pa
- Net yield of 12.66 % after allowing for purchasers costs of 5.85%
- Potential for future redevelopment

FOR SALE £1,350,000

HULL REF 12589/1



George House 67-73 George Street

- High profile office complex in superb city centre location
- Ground and first floor currently let
- Upper floors currently vacant with opportunity to refurbish or redevelop
- In total over 32,000 sq ft NIA
- Freehold available

TO LET ON APPLICATION

SCUNTHORPE REF 13606SO/1



Berkeley Business Centre Doncaster Road

- Office investment of 2,301 sq m (24,772 sq ft approx)
- Prominent location on the A18 Doncaster Road close to Gallagher Retail Park.
- Current income of £64,850.32 pa.
- Potential to increase the income to £161,100.32 pa.
- Site Area 0.526 Ha (1.3 acres) approx.

FOR SALE OIRO £1,000,000

HULL REF 13854/1



Unit D2 & D3 South Orbital Trading Park, Hedon Road

- Light Industrial Investment Opportunity
- 3,669 sq ft (340.88 sq m)
- Let on 2 leases
- Currently producing £14,500 pa
- Fixed rental uplifts

FOR SALE £150,000

SCUNTHORPE REF 13605/1



72 Oswald Road

- Substantial retail/showroom premises of 489.7 sq m (5,271 sq ft) approx.
- Good sized forecourt/off street car parking.
- Prominent and highly visible location to Oswald Road.
- Current income of £22,000 per annum exclusive.

FOR SALE £210,000 PLUS VAT



REF 13541/1

THE SPENCER CENTRE
Mill Street



- > Retail and trade unit development
- > Located in popular East Yorkshire market town
- > Mix of local and national retailers
- > Situated opposite a free shoppers car park and adjacent to Lidl
- > Part of a busy town centre retail offering
- > Total potential rental income £100,000 (when fully occupied)
- > Freehold

FOR SALE

Full details on request, call
Tom Penrose or Matt Penrose
on 01482 648888

BREIGHTON DISTRIBUTION CENTRE

High Yielding Multi-let Industrial Investment of 155,000 sq ft on a 58 Acre Site

Summary

- > Multi-let industrial investment
- > 5 multi-functional industrial units, plus office and workshop space
- > Scope for further development, subject to all necessary consents
- > Site area of 58 acres
- > 5 miles from J37 of M62
- > Scope for asset management opportunities
- > Initial yield of 11.7% rising to 12.5% in March 2021

Further Information

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property people

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