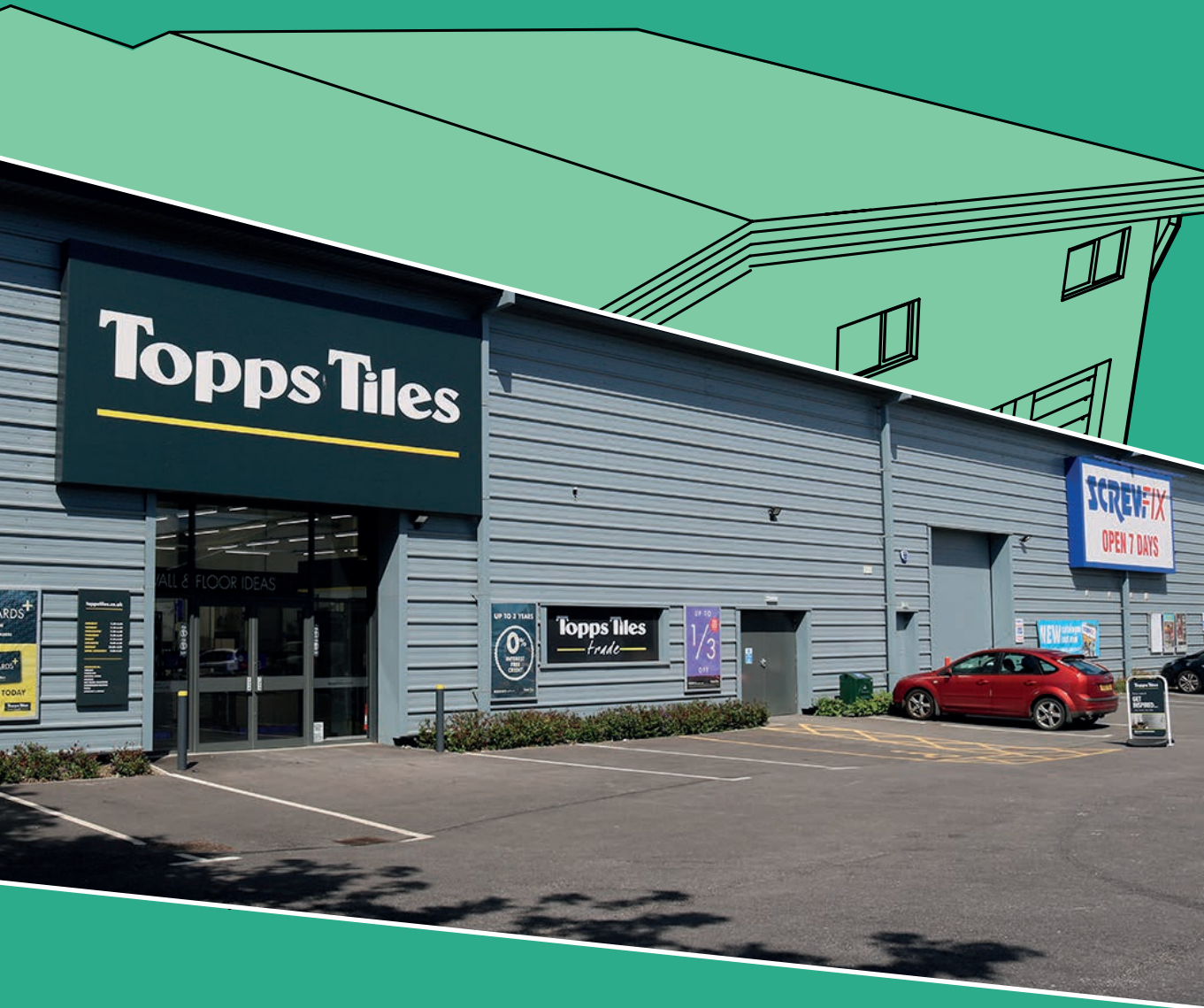




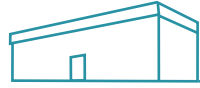
THE TRADE YARD

INDUSTRIAL BUSINESS SPACE



THE TRADE YARD, BEVERLEY
Barmston Rd, Beverley, HU17 0LA

thetradeyards.co.uk



ABOUT THE TRADE YARDS

We have three The Trade Yard sites - Beverley, Scunthorpe and Immingham.

The Trade Yard is a modern industrial development, built and managed by experienced property developers Allenby Commercial. The Trade Yards are strategically located to ensure excellent direct access to main road networks, whilst also being centrally located for the convenience of your customers and staff.

Unlike other business parks, each space within The Trade Yard can be custom designed to offer your business the most efficient and useable space possible, and all areas of the site are continuously well maintained to ensure that it remains a sleek and stylish place for your business operations.

Current The Trade Yard Tenants:

- ◆ Screwfix
- ◆ Toolstation
- ◆ Howdens
- ◆ Topps Tiles
- ◆ Bartoline

Key features:

-  Onsite parking
-  High profile location
-  High eaves
-  CCTV
-  Electronic gate access
-  EPC Rating B (very energy efficient)

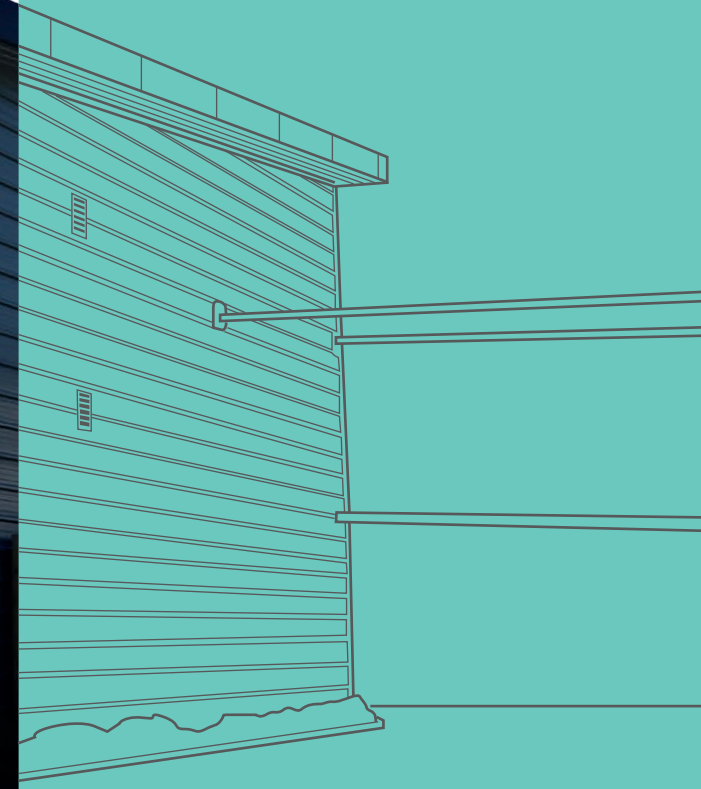


ABOUT THE DEVELOPER

Venture Business Parks trading as Allenby Commercial have been developing property across Yorkshire and Lincolnshire for over 25 years.

With a great reputation and a large and growing portfolio of high quality commercial and industrial properties, the family business is now established as one of the leading property developers in the area.

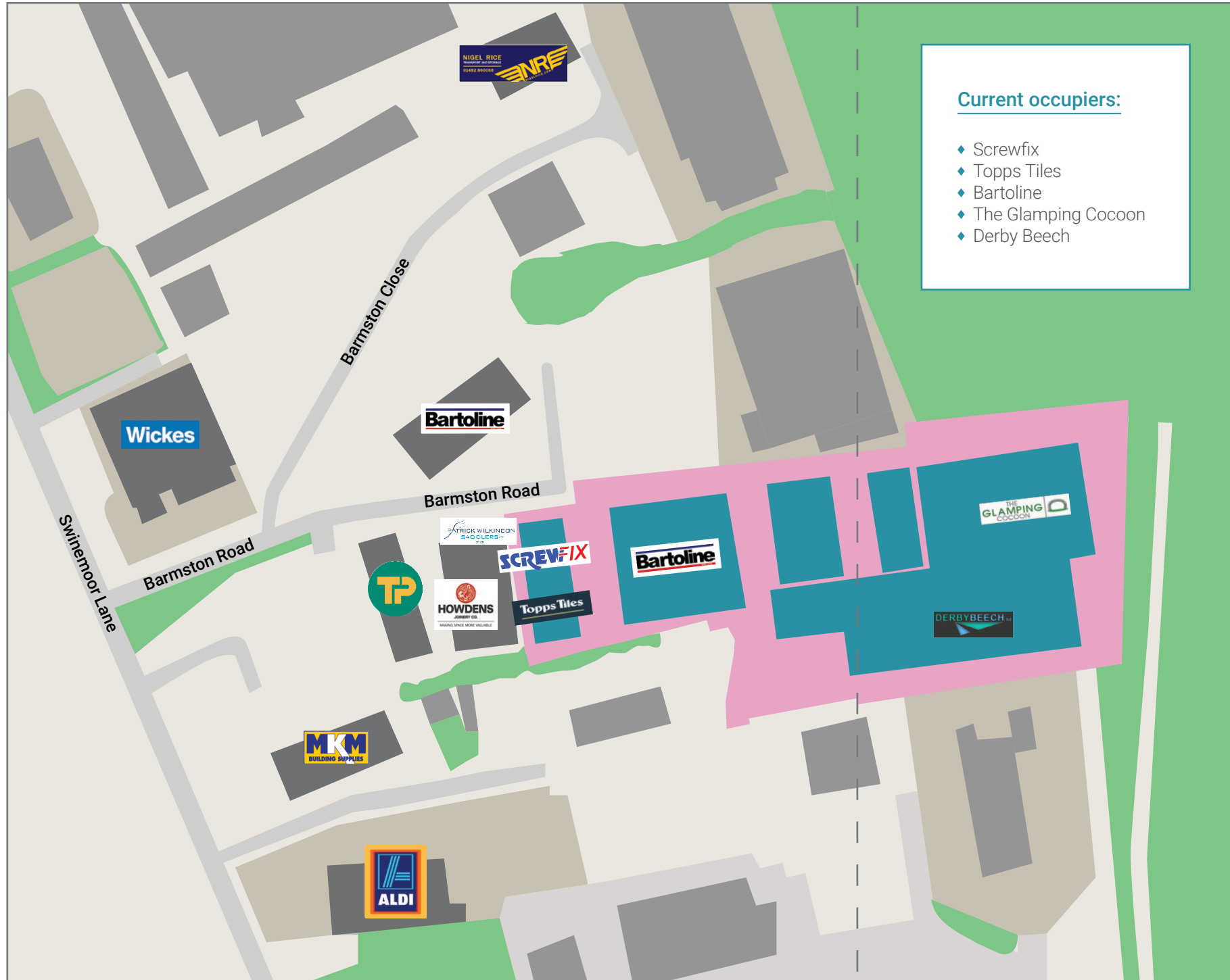
To find out more visit:
allenbycommercial.co.uk





THE LOCATION

Barmston Rd, Beverley, HU17 0LA



Current occupiers:

- ◆ Screwfix
- ◆ Topps Tiles
- ◆ Bartoline
- ◆ The Glamping Cocoon
- ◆ Derby Beech

LOCATION HIGHLIGHTS

A modern industrial/trade counter development situated on 7.5 acres of land just off Swinemoor Lane.

The site is located in the heart of Beverley's well established business district. Neighbouring businesses include MKM, Howdens, Travis Perkins, Wickes & Aldi.

Location benefits of the site:

- ◆ Direct access to the Beverley by-pass, providing easy access to motorway routes and the Humber Bridge.
- ◆ On site high ratio dedicated car parking.
- ◆ 1.5 miles to Beverley town centre.
- ◆ 0.7 miles to A1035.

3 mins walking distance to Aldi and local amenities

6 mins drive to Beverley train station

9 mins cycle to Beverley's bus depot

24 miles to Humberside airport



THE SITE



SITE-SPECIFIC FEATURES

The site consists of multiple high specification Warehouse/Industrial units including modern, flexible offices.

Key features of the site include:

- High quality exterior & interior finishes
- Smart landscaping
- Lightstream broadband
- Great frontage
- Kitchen facilities
- 24/7 CCTV & Gated access with tracked fob entry system
- Excellent public transport services
- LED lighting
- Eaves height from 4m-7m
- EPC Rating B27 (very energy efficient)

The Trade Yard has been very carefully designed to ensure that it meets the needs of big national business names as well as smaller local businesses.



Block 4 & 5 are available to buy or to let, units from 3,000sq ft upwards.

For details on the lease terms please contact us (see overleaf), or one of our letting agents to discuss and arrange a viewing.

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GET IN TOUCH

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