

THE TRADE YARD WILLERBY
GRANGE PARK LANE, WILLERBY, HULL HU10 6XA

THE TRADE YARD

ONLY 1 UNIT REMAINING

2,500-13000 SQFT UNITS
AVAILABLE TO RENT



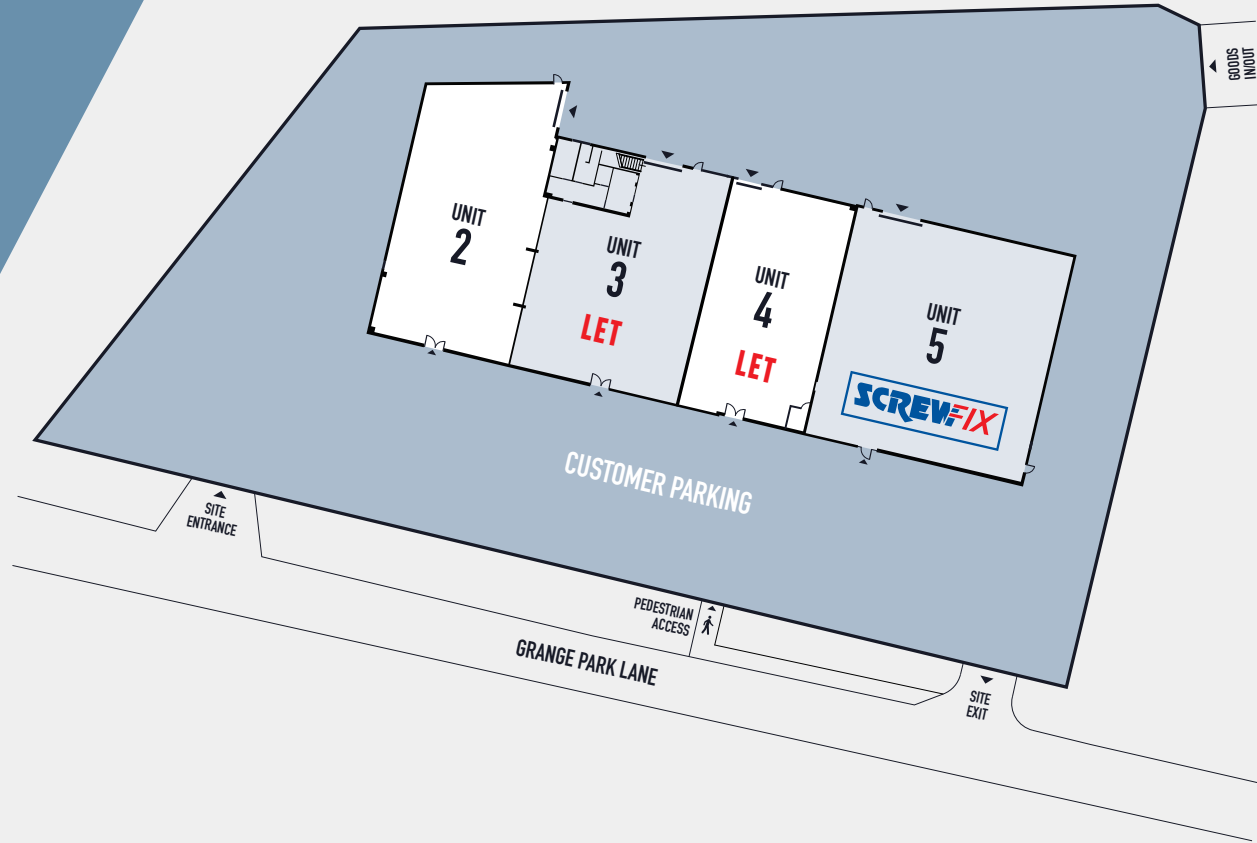
KEY FEATURES



Finished to an exceptional by award-winning developers Allenby Commercial, this high profile trade site offers an excellent location for businesses, employees and customers. High spec units with ample parking combined with the excellent location and easy access, make a fantastic choice for anyone seeking new premises.

- High profile trade site.
- Excellent road links and separate HGV access.
- National trade operator Screwfix operating on site.
- Recently acquired by leading property developer Allenby Commercial.
- 20,000sqft of quality trade units to let.
- Lightstream / fiber internet connections (fastest in UK).
- 6m eaves height.
- 4x4m electric roller shutters to rear.
- High carparking ratios.
- 3-phase power.
- Quality of space: A (Fully Refurbished in 2020).
- Shell finish (fit-out available).
- Neighbouring Waitrose, McDonald's B&M, Aldi and more.

THE UNITS



3 MINS WALKING
TO BUS STATION,
SUPERMARKETS
& LOCAL AMENITIES

COTTINGHAM
6 MINS

ANLABY
6 MINS

HESSLE
8 MINS

HULL
14 MINS

With national trade operator Screwfix already operating successfully on site having taken Unit 5 and with Units 3 and 4 now let, Unit 2 is the last available unit at 450 sqm. All the units benefit from easy walking access to local amenities and travel connections, as well as good road links and ample onsite parking. Please get in touch for further details and latest availability.

UNIT 2

450 SQM
4,850 SQFT

LET
UNIT 3

508 SQM
5,468 SQFT
INCLUDING FIRST FLOOR

LET
UNIT 4

339 SQM
3,649 SQFT

SCREWFIX
UNIT 5

580 SQM
6,250 SQFT

THE LOCATION



LOCATION HIGHLIGHTS

Located on the A164, the main arterial road between the Humber Bridge/A63 (4 miles) and Beverley (7 miles), the location puts you within 10 minutes of the populous Townships of Cottingham, Willerby, Hessle and Anlaby. A similar travel time (6-12 minutes) to the west will connect you to wealthy suburbs, Swanland, North Ferriby, Welton and Brough.

NEARBY BUSINESSES

Aldi, B&M, Iceland, Lidl, McDonalds, Sewell, Waitrose and more.

OUR TERMS



RENTAL

Price on Application.

TERM

The units are available by way of a new full repairing and insuring lease on terms to be agreed.

VAT

All prices are exclusive, but may be liable to VAT at the prevailing rate.

BUSINESS RATES

We would recommend that interested parties make their own enquiries with the local authority.

EPC

C or Better.

**THE
TRADE
YARD**

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WILLERBY**

YOUR ENQUIRY

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

AGENTS

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DEVELOPER

ALLENBY COMMERCIAL

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