

Millfield Works, Station Road,  
Middleton on the Wolds, YO25 9UQ

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## FOR SALE / TO LET

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Modern industrial  
manufacturing facility

Providing a series of industrial  
premises with office & staff facilities

Totals 2,269.8 sq m (24,432 sq ft)

Overall site extends to  
c.0.66 Hectares (1.65 acres)

Located on the A614 road between  
Driffield and Market Weighton

Good car parking provision

**Guide Price £700,000**  
**Guide Rent £60,000 p.a.**

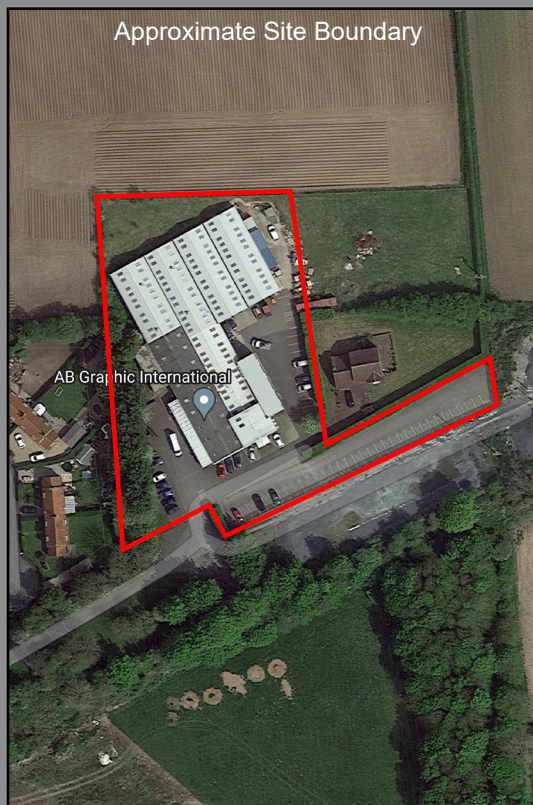
**Scotts**  
01482 325634





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www.scotts-property.co.uk

## LOCATION

Situated on the A614 road midway between Drifffield and Market Weighton, located approximately 8 miles away from each town. The property is located on Station Road to the north of the village, accessed via Station Road, adjoining the villages old Station site.

## DESCRIPTION

The property provides a modern industrial manufacturing facility providing a series of interlinked industrial premises with associated office and staff facilities. The property is constructed of a steel portal frame, with brick and block elevations to around 2.0m, metal profile sheet clad thereafter. All elements benefit from translucent panels allowing natural light into the manufacturing zones.

The manufacturing zones benefit from an eaves height of 3.6m and ridge height of 4.8m. The unit features a concrete floor, mounted strip lighting and is heated by oil fired air blowers. There are three roller shutter doors accessing the property extending to 4.4m x 3.0m, 4.3m x 3.3m and 3.9m x 3.2m respectively.

The offices are well presented, with a variety of floor surfaces, perimeter trunking in part, suspended ceiling with integrated lighting and electric wall mounted heating. The offices also benefit from UPVC double glazing.

The property benefits from good car parking provision.

## ACCOMMODATION

Ground Floor Industrial	1,762.7 sq m	(18,973 sq ft)
Ground Floor Offices	263.2 sq m	(2,833 sq ft)
Mezzanine - Industrial	107.7 sq m	(1,159 sq ft)
First Floor Offices	136.3 sq m	(1,467 sq ft)
<b>Total</b>	<b>2,269.8 sq m</b>	<b>(24,432 sq ft)</b>

The overall site extends to 0.66 Hectares (1.65 acres)

## RATEABLE VALUE

The property is described as 'Workshop & Premises' with a Rateable Value of £41,250 (2023 Rating List).

## DISPOSAL TERMS

The property is available For Sale at a guide price of £700,000. Alternatively, the property is available To Let at a guide rent of £60,000 p.a.

**ENERGY PERFORMANCE RATING:** Awaiting Confirmation

## LEGAL COSTS

The incoming tenant will be responsible for all reasonable legal costs incurred together with any Stamp Duty Land Tax that may be payable.

## FURTHER INFORMATION AND TO VIEW

Contact Tim Powell [tim@scotts-property.co.uk](mailto:tim@scotts-property.co.uk) 07801 515165

**Offices:** Hull 66 - 68 Humber Street, HU1 1TU **Scunthorpe** Sovereign House, Arkwright Way, DN16 1AL **Grimsby** 12 Town Hall Street, DN31 1HN **CS.7129**

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