

New Office and Industrial Scheme

Euroway Business Park, Stonepit Lane, South Cave HU15 2BZ

Upon the Instructions of J R Property & Restorations Limited



Preliminary Announcement

- 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

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Chartered Surveyors & Commercial Property Consultants

Euroway Business Park, Stonepit Lane

South Cave, HU15 2BZ



Location

The site is located on the south side of the A63 at the South Cave junction approximately 13 miles west of Hull, 16 miles east of Goole and 48 miles east of Leeds. The M62 motorway is 4 miles to the east giving great national road connections.



DESTINATION	DISTANCE (miles)	TIME
Hull	13	19 mins
Goole	16	23 mins
York	28	49 mins
Doncaster	34	43 mins
Leeds	48	56 mins
Manchester	85	1h 36mins
London	202	3h 44mins

(Source: AA Route finder)

Description

The site which extends to approximately 8 acres is to be developed to create Euroway Business Park providing a range of new offices and industrial units in a superb setting.

A number of speculative units will be created, but there will also be the opportunity for design and build projects to be undertaken to allow an occupier the opportunity to have a building designed for their particular needs.

The offices and industrial units will be available to buy or rent and will include excellent servicing and car parking facilities.

Planning consent has already been granted for the project allowing for B1, B2 & B8 uses and is an ideal destination for office users, light manufacturers or distribution seeking quality premises in a highly accessible location.

Accommodation

Offices

Office units will be available from 2,500 sq ft up to 15,000 sq ft approx.

Industrial

Industrial units will be available from 5,000 sq ft to 40,000 sq ft approx..

Terms

The units will be available either for sale or to let.

Disposals

Details and the prices required for the individual units are available from the agents. The units will be offered on a freehold basis with a maintenance charge in place to cover any common service and roads.

Leasehold

The units are also available on a rental basis on a full repairing and insuring format and details of the rents are available from the agents depending on the size of the unit and fit outs.

VAT

The site is registered for VAT and will be charged on either the sale price or rentals.

Plans & Layouts

Further details on the proposed plans and layouts are available from the agents.

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For further information and viewing

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