

**NEWLY REFURBISHED OFFICES TO LET
AVAILABLE NOW!**

BLUEBIRD

6,000 - 18,090 Sq Ft



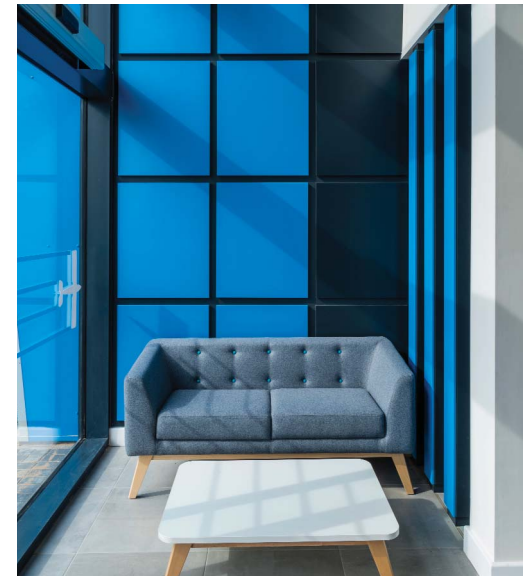
HUMBER
ENTERPRISE PARK
HU15 1EQ
where business soars





SPECIFICATION

- ✦ New double height feature reception
- ✦ Refurbished WC facilities to all floors
- ✦ 8 person passenger lift
- ✦ Air conditioning
- ✦ Perimeter trunking / raised access floor
- ✦ Exposed M&E services and soffits
- ✦ New contemporary down lights
- ✦ DDA compliant
- ✦ Car Parking (8:1,000 sq/ft)
- ✦ KC Lightstream broadband connectivity
- ✦ EPC - Available on request
- ✦ Enterprise Zone status

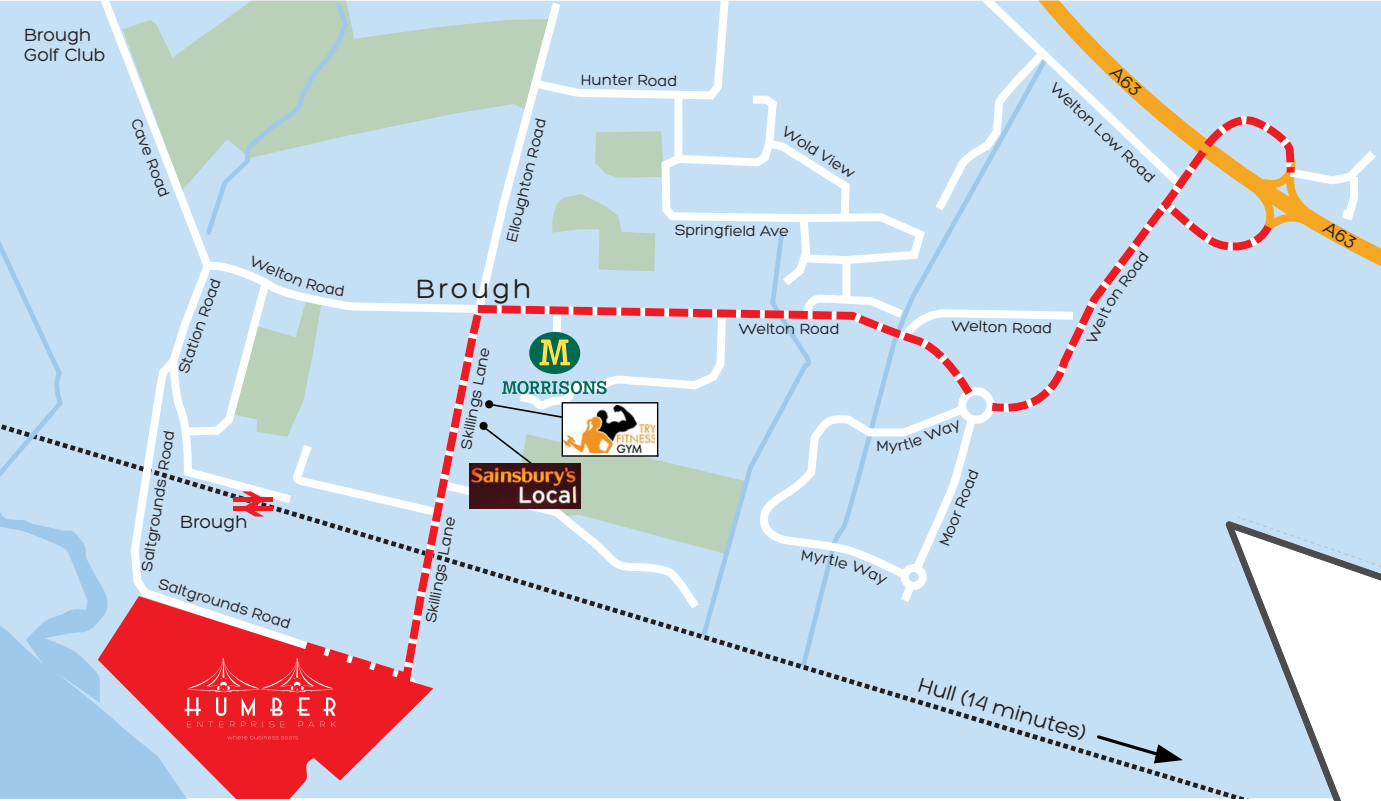


BLUE BIRD is a grade A air-conditioned office suite offering unencumbered views of the estuary and surrounding landscape.

BLUE BIRD	Sq M	Sq Ft
Ground Floor Suite	557	6,000
First Floor Suite	563	6,060
Second Floor Suite	560	6,030
TOTAL	1,680	18,090

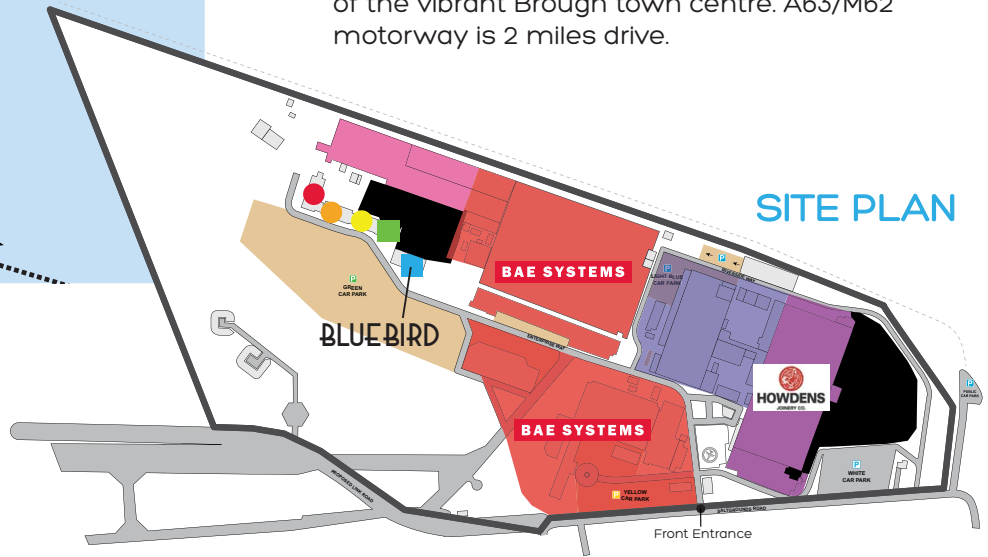
The floors have been measured in accordance with the RICS code of measuring practice (6th edition).





LOCATION

The development is within a few minutes walk of Brough railway station and 10 minutes walk of the vibrant Brough town centre. A63/M62 motorway is 2 miles drive.



SITE PLAN

TENURE

The building is available as a whole or on a floor by floor basis on new FRI lease terms to be agreed at a rent of £8.50 per sq. ft.

SERVICE CHARGE

A service and estate charge will be applicable. Further details available on request.

ENQUIRIES

All enquiries please contact:



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